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Hayward

INTEGRAL CO-OPERATION

BY

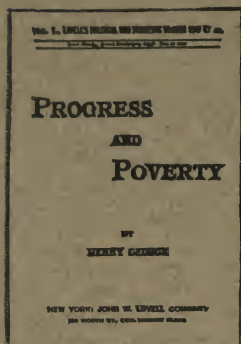
A. K. OWEN

NEW YORK

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INTEGRAL CO-OPERATION;

ITS PRACTICAL APPLICATION.

BY

ALBERT K. OWEN.

Every noble work is at first impossible.—*Carlyle*.

A fool in revolt, is infinitely wiser than the philosopher forging a learned apology for his chains.—*Kossuth*.

It is just fifty years ago that the construction of the first French railroad, that from Paris to St. Germain, was officially sanctioned. The late Emil Péreire undertook to make this line at his own expense. It had taken nearly three years to obtain the consent of the authorities, the contention of theirs being that railroads could never be more than mere toys, while Arazo also doubted their utility. The financial difficulties were also great, and only surmounted when the Rothschilds and Davillers were won over. The road was opened in 1837, and became the nucleus of the western system.—*The Sun*, Sept. 1, 1885.

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True living is not thinking how to act, but acting what we dare to think

It does not matter so much where you stand as in what direction you are moving.—*Dr. Holmes.*

Many a man thinks that it is his goodness which keeps him from crime, when it is only his full stomach. On half allowance he would be as ugly and knavish as anybody. Don't mistake potatoes for principles.

Between truth and falsehood, purity and corruption, justice and usurpation there is eternal war. Between them there never can—there never should—be peace.—*Social Democracy.*

I hold that the abolition of classes would tend to the general elevation of all society; would be for the good of the upper as well as for the lower; would destroy the precariousness of life, now felt by the middle classes as well as by others.—“*Social League*” (*England.*)

They (the Scotch Student Socialists) don't care anything about the merely political questions of socialism—about legislative machinery and the like; what they do care for is the moral side of it; the introduction of a higher ethics into work and life.—*Justice (English Socialist)*

84635

Let us have construction, not destruction. Let our aim be not dependence upon, or independence of any person or thing, but interdependence with all persons and everything.

THE
CREDIT FONCIER OF SINALOA
A SOCIAL STUDY

BY

ALBERT K. OWEN.

transportations, of exchanges, of ethics, and of the ways and means of payments.

With *the first*, the question is how to occupy labor, how to employ force, how to apply invention, how to profit by discovery, how to diversify and perfect our finished articles of manufacture ?

With *the second*, the question is how are we to distribute the wages, the burdens, the taxes, the necessities, the conveniences, the luxuries of our labors, of our fields, and of our workshops ?

From the intelligent employment of force results national power. Force represents the *first problem*, and if solved by itself, it will form an ill-constituted grandeur—a barbaric confederation—a government of privileged and incorporated classes, such as we have in these United States to-day—a government in which all the material elements are combined—a government into which no moral principle enters.

From the intelligent distribution of services results individual happiness. Distribution represents the *second problem* ; and upon the happy and prosperous homes of an educated people a great nation can be formed. By *intelligent distribution* we must not understand *equal distribution*, but *equitable distribution*. The highest equality is equity. With equity we will have justice and good fellowship, we will have the strong and educated having a care for the weak and uneducated. We will have interdependent-common-interests in the place of independent-special-privileges and we will have a high plane of intellectual, wholesome, vigorous life instead of the low, depraved, diseased, criminal existence through which we now struggle.

The solving of this, the *second problem* of civilization without at the same time solving the *first problem* would be fraught with disaster no less gory than history has

painted, in our own and ancient times, in connection with the solution of the *first great problem*. The two great problems of civilization must be solved together to be well solved.

There have been and there are several nations which have measurably solved the first problem. Rome, Greece and Egypt are ancient examples. There have been possibly two nations—Peru,* under the Incas, and Venice,† under the Doges, which have started upon the correct solution of the second, but there never has been a nation, ancient or modern, which has solved the first and second problems together; hence it is that the world has always been and is filled with contentions and confusions, with wars and suicides, with miseries and crimes.

Man has been the problem of the past century.

Woman is the conundrum of the new era.

Man represents force. He stands the embodiment of the *first problem* of civilization. Trying as he has been to solve himself alone, he has made a miserable failure. He has developed brute force, but possesses no moral courage. He has some forced cultures, but not one refined instinct.

Woman is the symbol of ethics, equity, love, confidence and truth. Woman represents the *second problem*. She has been forced to one side in the affairs of home and state, has been humiliated, outlawed and enslaved; and she has given the world in return slave children; sons too contemptibly ignorant to know that they are slaves; daughters, who find their only consolation in superstition, and who look forward to a future life for happiness and

* Every child born was given a portion of land by the state.

† From 1171 to 1797, the Venetians exchanged their services by means of "*credits*" and "*debits*" upon the books of their bank *free from interest* and these "*Credits*" were at a premium over the world-renowned "*Gold Ducats*."

the realization of their better natures. Man is the supplement, woman the complement of civilization. One is the representative of the first, the other that of the second problem. An injury which mars the one wrongs the other. Not to understand this, is to be ignorant of fundamental fact. Man and woman cannot bring forth children free and enlightened until they have introduced equities into all the affairs of life, private and public. Man and woman to be free must solve the two great problems of civilization together and at the same time.

The United States, England, France, Belgium, and Germany have measurably solved the first great problem of civilization. As producers and as manufacturers they are a partial success. Their vegetables, cereals, fruits, breadstuffs, meats and articles of finished workmanship are wonderful in growth, in make and in abundance. And grand and beautiful are their steam cars and ocean ships, their electric telegraphs, cables, telephones and motors; their canals, tunnels and bridges, their tramways, their water supplies, gas-works, buildings, inventions and sciences. But these peoples have only yet learned the A B C to the solution of the second great problem of civilization. They are all bad—they are wretched distributors. They push the solution of the first problem without regard to the solution of the second, and this leads their people inevitably to the two extremes. Monstrous opulence on the one side; monstrous misery upon the other; all the enjoyments to the few; all the privations to the many! All the privileges, all the offices, all the emoluments, all the honors, all the luxuries to the cunning, to the designing, to the insignificant tricksters and middle-men; all the burdens, all the taxes, all the dishonors, all the disadvantages to the producing, to the unincorporated people.

The mission of the Socialists is to force upon the consideration of our people of every class the vital issues under-

lying the second great problem of civilization, and to urge by organizing co-operative industries and exchanges the application of equity in the affairs of mankind, at the same time that our home industries are protected, diversified and perfected; that we as a people may progress to a high plane of intellectuality, and that we as individuals may have some security, peace and happiness on this Earth's surface, in this our own generation.

The ways and means by which this result may be accomplished, under the conditions which surround us, is by incorporating earnest, industrious and responsible men and women into associations which will organize to protect the members and to advance the purposes desired against antagonistic bodies. Non-incorporated persons cannot long stand up against incorporated classes, companies and firms enjoying special privileges and exemptions. All efforts, no matter how well intentioned, will be futile in carrying into practical application co-operative ideas if the persons so moving do not act as a body corporate. There are giants to be met. Men or women unincorporated are but dwarfs. Corporations stand in the path, turn where we will, be our purpose what it may; and hence to be recognized we must be strong and able to hold our own. Organization must meet organization, force must encounter force and then those who have philosophy and humanity as the basis of their society will triumph. Constructive methods will advance, and destructive bodies will have no place on this planet.

"Faith, hope and charity" have been the motto of those people who have partially solved the *first problem* of civilization.

Duty, Interdependence and Equity should be the motto of those persons—of those men and women who will solve at one and the same time the first and second problems of civilization—who will perfect the man, privilege the

woman and make strong the state ; and may God be with the right !

ALBERT K. OWEN.

Room 708, 32 NASSAU ST.,

New York City.

Residence, Chester, Pa.

CO-OPERATION.

In publishing the articles of Albert K. Owen upon his plan of co-operative homes, industry and society, which we commend to the careful study of our readers, *The American* must not be regarded as endorsing them. Mr. Owen is of Quaker ancestry—a man of indefatigable industry, great ability, and thoroughly devoted to the cause of true humanity. He will not err through lack of an honest, earnest purpose of well-doing.—*The American*, New York, Wednesday, February 11, 1885.

LET US HAVE EVOLUTION, NOT REVOLUTION.

SETTLEMENT, FARM, FACTORY AND COMMERCE.

THE CREDIT FONCIER* OF SINALOA, AS A BASIS FOR
PACIFIC COLONY.

CO-OPERATION SYSTEMATIZED.

BY ALBERT K. OWEN.

A. K. OWEN :—*Use Public Utilities for the Conveniences and Revenues of the Public, and Permit Private Properties to be in the Control of Individuals under certain declared Reservations in the interest of the Common Weal.*

* *Credit Foncier*: Loans upon real estate. Foncier standing for manor or home; *i. e.*, the security of well regulated homes, made the basis for the common weal.

HARMONY.

"He who with bold and skillful hand sweeps o'er
 The organ keys of some cathedral pile,
 Flooding with music vault and nave and aisle,
 While on his ear falls but a thunderous roar—
 In the composer's lofty motive free,
 Knows well that all that temple vast and dim,
 Thrills to its base with anthem, psalm or hymn,
 True to the changeless laws of harmony.
 So he, who on these clanging chords of life,
 With firm, sweet touch plays the great Master's score
 Of Truth and Love and Duty, evermore,
 Knows, too, that far beyond this roar and strife,
 Though he may never hear, in the true time,
 These notes must all accord in symphonies sublime."

 PREFACE.

A. K. OWEN, 1877 :—Competition and trade have ruled and ruined in the past and present ages. The benign influences of steam, electricity and their accessories, make demand for integral co-operation and commerce. Competition is antagonism. Co-operation is harmony. Competition, which in former ages was called "piracy," encourages the big fish to say to the little fish, "I am a big fellow, strong and competent; you are a little fellow, weak and incompetent; you shall bear my burdens." Co-operation teaches that assured prosperity may be attained only by making the people prosperous. The strong and the advanced say to the weak and retarded: "We cannot go forward until your conditions are bettered; let us reason together, that required results may be more readily and equitably accomplished." It is well, it is commendable to have the physique, the force, the intellect of a giant; but it is tyranny to use such natural and acquired powers as a giant. Can the competition between a giant and a

dwarf, between an educated and an uneducated person, between mechanical labor and hand labor, between a patrician and a plebeian, add to the physical, moral and intellectual requirements of society? There is no such thing as competition between equals. The strong always combine. The unassociated suffer in consequence. Are the steam-stimulated and the telephone-inspired people of the near present going to honor persons who madly rush to a comparatively safe position by means of ladders built by others' toil, and selfishly kick over the steps to prevent others from advancing to the enjoyment of the same security? Competition is satisfied with a comparative progress, the competitor being content in a mud hut, providing his fellow associates are wallowing in mud, disease and crime. Co-operation makes demand for the utmost possible benefits—its every effort is to better the physical condition of the whole people. Free money, unrestricted commerce and exemption from taxation, federal, state and municipal, must be attained co-operatively, not separately; never by means of competition.

HENRY CAREY BAIRD says: No country which has existed has ever developed a tithe of the power which its people and its resources have been capable of, because all governments are now and ever have been run by and for the few to the exclusion of the many; whereas, it is these latter who really constitute the State and possess the ability to make it rich and powerful. Stein, the famous Prime Minister of Prussia, had a real appreciation of this great truth, when, after the battle of Jena, his country was crushed beneath the iron heel of Napoleon, and it became necessary to have a real State resting upon the broad shoulders of the people, "to compensate the kingdom's loss in *extensive* greatness by *intensive* strength." He abolished feudalism and its accompanying slavery, and called into being a large body of peasant proprietors,

among whom the land was divided, and who thus were made to feel that they had a country worth defending.

Association with his fellow-men—the ability to exchange services, commodities and ideas—is the first and the great and paramount need of man; and that State will be greatest, freest, most stable, most enduring and most powerful in which this force is most fully developed among the whole body of the people; and of whose power to labor the least possible quantity is lost, and the greatest utilized. The conditions essential to these are:

1. Land within the reach of the people as proprietors, which places them in the position, while feeding themselves, of readily utilizing the remainder of their labor, by storing it up and finally disposing of it in the form of agricultural products.

2. Diversified industries, which by the differences in commodities and services, as well as in wants, render exchanges easy and rapid.

3. And finally a full volume of money, happily termed the instrument of association, which can alone make possible an instantaneous exchange of services, commodities and ideas, by admitting of their ceaseless composition, decomposition and recomposition, and enabling those who need them to command them, thus utilizing the countless billions of billions of minutes of which the lives of a people are constituted.

It is the absence of one or of all these conditions which has hitherto caused nine-tenths or more of the power of every State to be wasted beyond recovery; thus producing individual want, misery and crime, and national weakness and instability, where individual plenty, happiness and virtue, and national power and stability should have been permanent, and ever-widening and intensifying.

WENDELL PHILLIPS (1870): How to make the labor-

ing man work less and have more for his work, will have to be considered. For in spite of all social science, and all the dry theorizing which is flung at us from the different churches and societies in the course of the year, I still maintain that the ideal civilization which is to come, and which it is the effort of every man to hasten, is all wrapped up in that one principle, that the mass of mankind work less and enjoy more. Every thirty years since Christ died; every thirty years has been an advance toward that end; *every thirty years of the last 200 has been an advance so marked that any man can see it.* Europe is heading forward to the day when the mass of men shall work less and enjoy more, and that is the goal at which we aim, and our *only object in this movement is to hasten the progress of humanity in that direction.*

JOHN DOUGHERTY: It is as impolitic for man—a social being—to live apart from the community of interests, and unanimity of intelligence for which nature designed him as for the ant, bee or beaver to leave the ant-hill, hive or beaver-dam.

Henry George addressed a large audience on "The Crime of Poverty" in the Academy of Music in Brooklyn last evening. He said poverty was something more than a crime—it was the fruitful parent of crime. Western Ireland and the Highlands of Scotland were the poorest countries he had ever seen, but if he were compelled to dwell among the poor he would rather be there, as one did not meet among the unfortunate people there the degradation which exists in the centres of civilization. The man who was industrious was the man who ought to be rich, and yet the industrious were not always rich; labor did not always command wealth. If wealth were the result of work, then the workingmen would to-day be the well-to-do.

It is not over-production, but unjust distribution, that is now depressing trade. Is it a wonder that men all over the world are beginning to grow restive? The most dangerous men are not the dynamiters or anarchists, but the men who preach that this thing must be so, and who do not look for a remedy. Poverty cannot be cured by alms. It demands justice, and justice alone. The Christian Church is shirking its duty. Nothing is said from the pulpit against the condition of things which makes this terrible struggle for existence possible. Christian duties involve social duties.

The general cause of the existence of poverty is that the land is treated as private property. The ownership of the land necessitates poverty. There would be poverty in the kingdom of Heaven if it were monopolized by a few. The reason that men are unemployed is because they are shut out from the land. So long as land is to be had by all who want it there will be no one out of employment. No man has a right to hold a part of the earth which he is not using himself.—*The Sun*, New York, Feb. 24th, 1885.

GOETHE:—Without earnestness there is nothing to be done in life; yet even among the people whom we call men of culture, but little earnestness is often to be found; in labors and employments, in arts, nay, even in recreations, they plant themselves, if I may say so, in an attitude of self-defence; they live, as they read a heap of newspapers, only to be done with them. They remind one of that young Englishman at Rome, who told, with a contented air, one evening in some company, that "to-day he had dispatched six churches and two galleries." They wish to know and learn a multitude of things, and not seldom those things with which they have the least concern; and they never see that hunger is not appeased by snapping at the air.

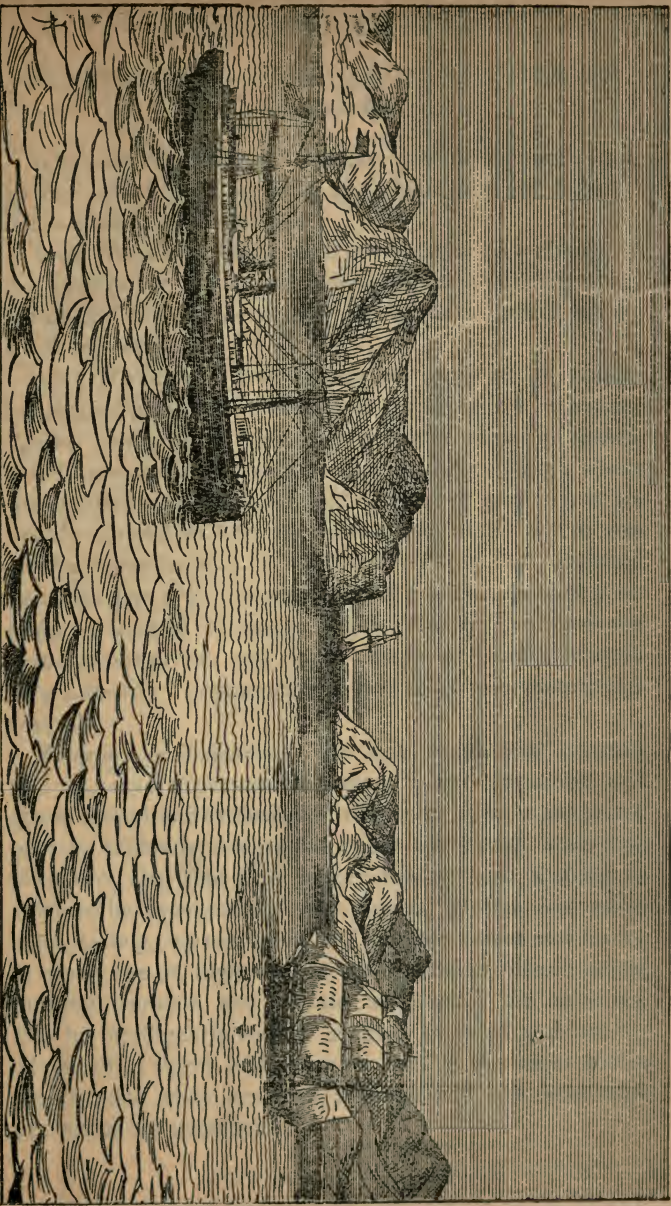
When I become acquainted with a man my first inquiry is: with what does he occupy himself, and how, and with what degree of perseverance? The answer regulates the interest I take in that man for life.

THE PROBLEM OF THE AGE.

In the history of governments through ages past we find that whatever the system under which they were organized, or however slow or rapid their development, the chief part of the wealth produced by the hand of labor finally reaches the pockets of the few, while the great mass of people become poorer and poorer. This unjust division and unequable distribution continues until the populace either become slaves, or, by rebellion, the government is overthrown and a new one established, or else utter ruin and anarchy follow like a blight and punishment.

The question is, can governments be so constituted as to prevent the few from absorbing such a large per cent. of the surplus products of labor? Can just and equitable distribution be instituted and the governments be perpetuated by the more general prosperity and consequent contentment and happiness of the people? This is the problem of the age.

ENTRANCE TO TOPOLOBAMPO HARBOR.



SUGGESTIONS — THE CREDIT FONCIER OF SINALOA.

WHEREAS, The past and present systems for laying out, governing and policing cities have been and are failures, lamentable and conspicuous ;

AND, WHEREAS, There must of necessity be a change in the system for laying out, governing and policing cities, before the life of the citizen can be made useful, wholesome and secure.

AND, WHEREAS, There cannot be *equity* where non-incorporated persons are forced to struggle for existence against incorporated classes ; where the weak and uneducated have to combat with the strong and cunning ; where woman, intelligent, refined, and a holder of property, is politically classed with felons, minors and idiots ; where *competition reigns* instead of *co-operation* ; where independence takes the place of interdependence ; where *equality* is attempted instead of *equity* ; where *charity* is offered and *justice* is not given ; and where " Superior " and " Subordinate authority " is practiced to the exclusion of co-ordinate control.

Therefore, be it Resolved, That if it is right and progressive that several persons be created a body corporate, and given special and exclusive privileges to build, manage and operate railroads, telegraphs, banks, gas-works, water supplies, etc., etc., that it is proper that persons wishing to colonize be incorporated with special powers and privileges, to buy, lay out, build and manage towns and farms, in every one of their varied and necessary departments, that the common and private interests of the colonists, may be intelligently started, securely guarded and forcibly advanced in storm and sunshine, during the night and in the day, and when accident, sickness and age have stopped his or her usefulness.

And, be it Resolved, That twenty-five or more persons be incorporated, under general or special act, a "Credit Foncier"—a colonization, building, deposit, loan and operating company; and proceed to locate and work under the general colonization laws of the United Mexican States; that the said "Credit Foncier" buy the controlling interests in a town site and farm,* lay out streets, roads, etc., build, furnish, rent and sell houses, lots and garden areas, construct, equip and operate passenger railways,† water supplies,‡ electric powers, motors, lights, etc., etc., open houses for retail and wholesale purposes, build and control schools, markets, theatres,§ hotels, wharves,|| docks, etc., etc.

* Newcastle, Delaware, is the only city in the United States, which has no municipal or school taxes to pay. The revenue coming in from land with which the city was endowed by William Penn is sufficient to meet the expense of running the government.

—The land belonging to Cornell University comprises 240 acres, of which 120 is specially devoted to the farm. Not originally fertile, it has been made sufficiently so to yield about \$6000 annually in gross products.

—The government of the incorporated town of Starke, in Florida, is carried on entirely without a property tax.

—Venezuela's schools are supported by the Federal Government from the revenue of the Post Offices and a trade-license system.

† In Great Britain and Ireland there were, January 1883, twenty-six street railways, belonging to local authorities, the total length of which was more than 150 miles, and the cost a little over \$9,000,000. The 413 miles of road belonging to private individuals cost considerably over \$30,000,000.

‡ The city of Charleston, in its corporate capacity, is about to undertake the driving of the deepest artesian well in the world. It will be driven in the main part of the city, as it is expected to furnish 4,000,000 gallons of water per day, it is calculated, with the two similar wells already down, to furnish a sufficient supply of water for the entire city for many years. The new well will be 2,000 feet deep, will be at least six inches in diameter at the bottom, and is to be completed by August, 1885.

§ Paris owns and manages its theatres.

|| New York City owns and leases its wharves.

And, be it Resolved, That said "Credit Foncier" issue 100,000 shares of capital stock of \$10 per share par value; that 15,000 of said shares be sold at par during 1885, to persons wishing to colonize or to promote such interests as herein suggested; that from the receipt of said sale of 15,000 of said shares, there be \$30,000 paid for 15,000 building lots (3,750 square feet each); that \$15,000 be paid for 15,000 acres of choice farm land near the town site selected; that \$10,000 be paid for suitable offices for the headquarters of said "Credit Foncier;" that \$20,000 be paid to build and furnish an attractive hotel; that \$10,000 be paid for building and furnishing ten model houses; that \$3,000 be paid to erect a crematory for the use of the colonists;* that \$30,000 be paid for the controlling interests in a pipe line of capacity sufficient to bring not less than 2,000,000 gallons of pure, fresh water every twenty-four hours upon the farm lands and the town site of the colonists; that \$15,000 be paid for the controlling interest in a steamboat to keep regular communication between the colonists and the outside world; that \$2,000 be paid to establish and operate a weekly paper; that \$5,000 interests be taken in the capital stock of the first railroad which may run to the town site and farm lands of the colonists—provided that the same can be had at par and that the Colony have a directorship in said company, and that the remaining \$10,000 be used for the necessary expenses contingent to organization and to the first operations of the Department of deposits, loans and insurances of said "Credit Foncier."

And, be it Resolved, That said "Credit Foncier" select for its first location, "Pacific Colony site," which has been

*—Cremation in Paris will soon be available for the general public at the small cost of \$3 for each operation. An experimental furnace is being constructed at Pere-la-Chaise, on the principle of the crematories at Rome and Milan.

laid out by the American and Mexican Pacific Railroad Company, on the north shore of Topolobampo harbor, Sinaloa, Mexico; and that 33,500 acres of farm lands be selected from the ranch known as "Mochis," providing that the trustee for the said colony site agrees to sell 15,000 lots in said site for \$30,000, and that the trustee for the said "Mochis" ranch agrees to sell 15,000 acres of said ranch for \$15,000 cash; the trustee for said colony site agreeing further to pool for ten years with said "Credit Foncier" lot-interests sufficient to control said colony site, and the trustee of said "Mochis" ranch agreeing to give said "Credit Foncier" the option to buy the remaining 18,500 acres of said "Mochis" ranch any time within two years at the cash price of \$1 (Mexican money) per acre. The said "Credit Foncier" agreeing that as soon as 2,000 colonists have settled upon said "Pacific Colony site," to pay to said trustee \$2 (Mexican money) per lot-interest pooled by him with said "Credit Foncier;" and in like manner for said price and at the same time the "Credit Foncier" will settle with all persons holding interests in said colony site; it being understood that all thoroughfares, parks, areas, wharves, shores, islands, rocks, etc., belonging to said site follow the said lots,—i. e., the "Credit Foncier of Sinaloa" agrees to buy the said colony site for \$200,000 (Mexican money), paying \$30,000 at once, and when 2,000 colonists have been established, to pay \$170,000 more. After the sale of the said 15,000 shares have been made the stock of the "Credit Foncier" will be sold only to actual settlers, and after all the said shares in the treasury of the "Credit Foncier" have been sold, then the "Credit Foncier" will call in and buy, at par, all stock of the "Credit Foncier" which is held by colonists over and above the number of shares representing property actually used and improved.

And, be it Resolved, That the said headquarters, hotel, crematory and model houses be built on the said Pacific Colony site; that the pipe line be along the line of the American and Mexican Pacific Railroad from San Blas or Sufragio, on the River Fuerte through "Mochis" to Topolobampo harbor; that the steamboat of the colonists ply between Topolobampo harbor and San Francisco and the harbors and islands of the Gulf of California; that the paper be called "*The Credit Foncier of Sinaloa*;"* and that the railroad shares of stock, to be purchased, be the capital stock of the American and Mexican Pacific Railroad, if said shares can be bought as aforesaid.

And, be it Resolved, That the said lot-interests be sold to actual colonists, in series No. 1, 2, 3, etc.; that series No. 1 be 500 lot-interests for \$10 per lot-interest, and with each lot-interest be sold, also, one share of the capital stock of said "Credit Foncier," at par; that the colonist selects the lot or lots, he or she wishes to build upon or improve; suggests the style and cost of house and improvements he or she desires, and that the same be furnished by said "Credit Foncier," to said colonist, at cost, with five per cent. per annum added for the use of the money.

And, be it Resolved, That if a colonist wishes to improve one block of ground on said site, which contains forty-eight lot-interests, the colonist can buy the said lot-interests at the price fixed for the series in which he buys together with 48 shares, at par, of the capital stock of said "Credit Foncier;" but the colonist cannot sell lot-interests or stock of the "Credit Foncier," at any time, to other body than the "Credit Foncier;" all lot-interests

* The popular newspaper in Madrid has no managing editor. A dozen reporters secure the news and drop their manuscripts in a bag where they stay until the foreman wants copy. He pulls out, indiscriminately, enough to fill up, and with the matter fixed in the forms in the most convenient way, the paper goes to press.

and "Credit Foncier" stock sales and the conditions of the same being forever reserved by said "Credit Foncier."

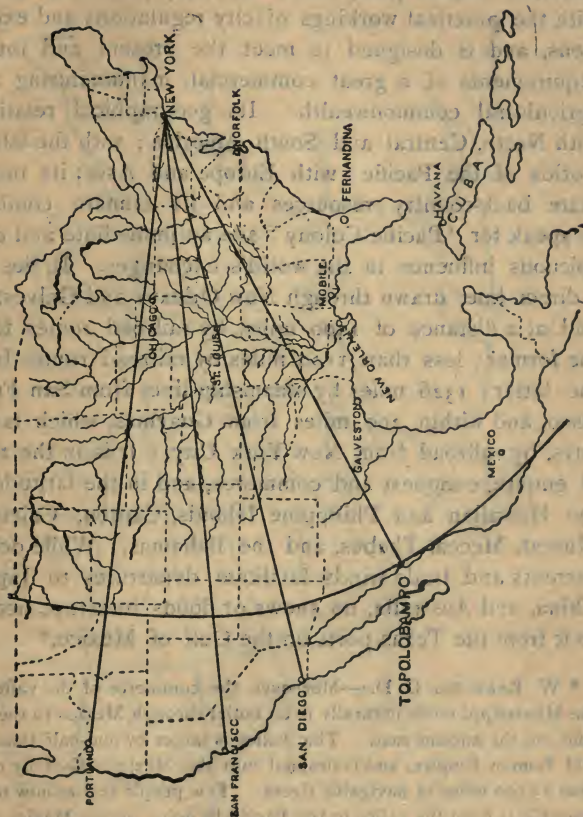
And, be it Resolved, That said "Credit Foncier" be controlled by a Board of Directors elected by, from and for the stockholders; that said Directors elect their Chairman, and that said Chairman form the necessary co-ordinate departments from the said Directors.

And, be it Resolved, That the said departments to begin with, be as follows: Department on deposits, loans, insurances, and the ways and means of payments; Department on surveys, buildings, improvements, streets, parks, wharves, etc.; Department on laws, by-laws, arbitrations and registrations; Department on the employment of motors, powers, lights and heats; Department on policing, sewerage and cleanliness; Department on transportation of persons, baggage, parcels and communications; Department for the diversification and perfection of employments among and of the stockholders; Department on educations, instructions, amusements and baths; Department on farming, forestry, stock-raising, game and fish culture and preservation; Department of surgeons, nurses, pharmacy, chemistry and commissariat.

And, be it Resolved, That said directors be paid salaries, never to exceed \$100 per month; that a printed list of every class of service be posted at the headquarters of each of said Departments, and all moneys so received be paid into the Department on deposits, loans, insurances, and the ways and means of payments, and that the report of each Department be published officially every month, and authorized copies be sent to each stockholder.

ARGUMENT.

The lands on and adjacent to Topolobampo harbor, Sinaloa, Mexico, present an attractive basis, and the suggestions hereinabove written formulate a plan by which a

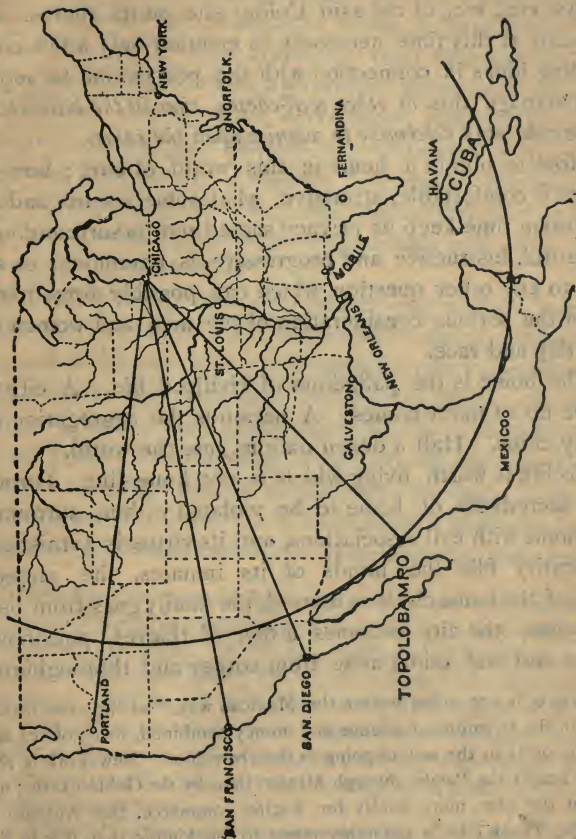


	Miles.
New York to Topolobampo	2,261
“ “ San Diego	2,426
“ “ San Francisco	2,565
“ “ Portland	2,437

colony of 500, or a nation of 600,000,000 people may be united intelligently, forcibly and amicably.

The site for "Pacific Colony" has been laid out upon a carefully studied plan, and after many years' experience with the practical workings of city regulations and extensions, and is designed to meet the present and future requirements of a great commercial, manufacturing and agricultural commonwealth. Its geographical relations with North, Central and South America; with the island worlds of the Pacific; with Europe and Asia; its immediate back-country resources and its climate combine to speak for "Pacific Colony" site an immediate and conspicuous influence in the world's exchanges. It lies on a direct line, drawn through New Orleans and Galveston, and at a distance of 1400 miles by railroad routes from the former; less than 1100 miles by railroad routes from the latter; 1326 miles by steamship lines from San Francisco, and within 200 miles from Guaymas, which is six days, by railroad from New York City. It is in the zone of empire, conquest and commerce, and in the latitude of the Hawaiian and Philippine Islands, Canton, Calcutta, Muscat, Mecca, Thebes, and the Bahamas. While ocean currents and trade winds facilitate departures to Japan, China, and Australia, no snows or floods interrupt access to it from the Texas ports on the Gulf of Mexico.*

* W. BARROWS, D. D.:—Moreover, the commerce of the valley of the Mississippi tends naturally to an outlet through Mexico to the Pacific and the ancient east. That valley is larger by one-half than the Old Roman Empire, and is drained into the Mexican Gulf by more than 15,000 miles of navigable rivers. Few people realize how much nearer it is from the valley to the Pacific by going across Mexico than by using our own railroads. New Orleans may be, and soon will be, 726 miles nearer to the Pacific than to San Francisco. Even St. Louis will soon be 650 miles nearer to the Pacific by rail than it now is to San Francisco. Interior Omaha, the last large eastern city before we enter the west proper, and so far on the way to the Pacific at San



	Miles.
Chicago to Topolobampo	1,661
" " San Diego	1,732
" " San Francisco	1,856
" " Portland	1,753

Pamphlets and maps have been published to show the importance of Topolobampo harbor, and its relations with the commercial and political centres of the world, and details have been given, with illustrations of the avenues, streets, walks and diagonals ; the parks, circles, wharves, quays, etc., etc., of the said Colony site on its shores. It remains at this time necessary to mention only a few controlling ideas in connection with the proposition to settle and manage this *or other well-chosen sites in the interest of those who may determine to colonize upon the same.*

How to obtain a home in this world of ours ; how to make it comfortable, attractive, wholesome, secure, and at the same time keep its privacy sacred and its surroundings beautiful, instructive and progressive, is paramount to all and to any other question which can possibly force itself upon the serious consideration of the men and women of our day and race.

The home is the palladium of civilized life. A city is made up of many homes. A nation is the aggregation of many cities. Half a dozen nations rule the world.

No life is worth living which is not home-life. Permit the sacredness of home to be violated within, surround the home with evil associations, and its virtue is tarnished, insecurity fills the minds of its inmates, the sacredness of the home circle is marred, the family goes from bad to worse, the city becomes a den of thieves, poisonous gases and foul odors arise from corner and thoroughfare,

Francisco, is 150 miles nearer the Mexican way, "as the crow flies." And in the triumphs of science and money combined, locomotives are getting quite in the way of going as the crow does. New York is 784 miles nearer the Pacific through Mexico than by the Golden Gate; or, to put the case more boldly for Pacific commerce, San Antonio, a leading Texan city, is 339 miles nearer to the Pacific than it is to St. Louis, taking rail direct each way. Undoubtedly commerce will soon take the shortest route to market, and the laws of trade will soon prepare the ways for the laws of nations.

nothing is certain but taxes * and individual and public bankruptcy, rum-counters, pawn-shops and bawdy-houses are met with at every turn, the mind becomes callous to the sufferings, miseries and debaucheries it sees everywhere and at all times, gamblers become "respectable," brokers corner the necessities of life, bakers poison the bread they sell, grocers adulterate their commodities, colleges become boat-houses and athletic clubs, brute sluggers take prizes, dog fights are encouraged, political ringsters secure control of governments, corporations seize upon the common interests of the masses, "*the boodle*" becomes the aim of the people, the crafty and unprincipled lord it over the industrious and unsuspecting, disease and crime take possession of the nation.*

Our earth to-day, offers no refuge—not a single locality where a home can be made comfortable, secure and beautiful, and at the same time surrounded with the conveniences, instructions and attractions wished for by an educated and thoughtful person (*Appendix. No. 6*). Non-manufacturing people are negative, if not actually the miserable relics of effete grandeur and monstrous excesses. Manufacturing nations have rushed from poverty to luxury, have forgotten all lessons worthy of remembrance, have fallen

* 1880—The total bounded indebtedness of the 300 towns and cities in the United States, containing a population of 11,350,772 is \$664,346,913 or \$58.53 per capita. Of this amount \$6,169,723 is held at 10 per cent. ; \$11,000 at 9 per cent. ; \$18,864,007 at 8 per cent. ; \$356,500 at 7½ per cent. ; \$16,385,500 at 7.3 per cent. ; \$188,265,829 at 7 per cent. ; \$1,551,104 at 6½ per cent. ; \$304,206,158 at 6 per cent. ; \$515,000 at 5½ per cent. ; \$98,642,617 at 5 per cent. ; \$4,688,150 at 4½ per cent. ; \$21,458,835 at 4 per cent. ; \$983,100 at 4 per cent. ; and \$2,250,040 at 3 per cent.

The report of the housing of the poor states that the single-room system for families is spreading in central London, where, notwithstanding 88 per cent. of the poor pay more than one-fifth of their income in rent, twelve persons of different families were in some cases found in one room.

into the hands of lawyers, and "*their clients*" have become privileged classes to rob and plunder, by legal enactment, those who are non-incorporated.

The Continent of North America has within itself the elements for all reforms required. Bad as are its governments to-day, its lands and people offer the only basis for early and permanent improvements to be found on our planet. One day, North America will dictate the policy to the States confederated from Behring Sea to Cape Horn and across it the 100,000,000 people of Europe and the 600,000,000 of Asia will make their visits and exchanges. Mexico (*Appendix No. 7*) is the best locality in North America for a colony to start a matured and progressive plan for town, farm, factory and commerce, because Mexico presents virgin soil, great resources and good climate removed from the evil influences of the now popular trade and political centres of the world, which would be likely to threaten, if not crush, attempts at new and vigorous incorporated *community life based upon home life kept inviolate and public properties controlled in the interest of the citizen*. And again, by the time the colony would be able to stand quite alone, independent of other communities and interdependent in its internal relations, it would be joined by railroads and steamships to the trading marts of our own and other Continents, and then its example of peaceful, industrial and successful life, and above all the security within itself, would be more likely to influence others than be interfered with by them. The Regency of San Marino, Italy, (24 square miles, pop. 8,500), in its community of land interests; the State of Andorra, Spain (191 square miles, pop. 8,000), which holds and works its iron mines in common; Malta, in the non-taxation of its citizens; Salt Lake City, Utah, in its harmony of purpose; Newcastle, Delaware, in its control of land estates; Zoar, Ohio, the "land of refuge," in its self-reliance and

correct life ; Boston, Mass., in the ownership and operation of its ferries across Charles river ; Pullman, Ill., in the responsible management from its start ; New York city, in holding possession of its wharves and of the East River Bridge (which is as much a highway as are its streets) ; St. Pierre, Island of Guernsey, in the building, control, and payment for its Market House ; British towns, in building, owning and operating their street cars, water and gas works ; M. Godin, of Guise, France, with his manufacturing community ; England, Germany and France, with their commercial and manufacturing co-operative associations, etc., etc., give us a basis to improve and inaugurate upon a large, lasting and scientific basis.

EXPLANATIONS.

“*Pacific Colony*” will be controlled from its inception by a financially strong, intellectually vigorous and morally responsible *body corporate*—a “Credit Foncier” with full powers and special privileges to put into practice the accepted principles of a co-operative community of farm, factory and commerce.

The fulcrum of a co-operative community or colony is a *Department of Deposits and Loans* thoroughly organized. (*Appendix No 8*). A branch of this department will be where services are made to offset services and where balances are settled by means of a “unit of account,” and its decimals and multiples made a legal tender by and between those who issue it. (*Appendix No. 5*). The equity and comprehensiveness of the management of the *Department of Deposits and Loans* will be the test by which the colony will be judged by the new civilization which is to follow co-operative movements.

The colonists will be associated partners in a business firm and can facilitate the exchange of their services by

means of a perfected system of accounts in *credits* and *debits* entered upon the firm's books by the cashier (Department of Deposits and Loans) in the same method used by the Venetians at their bank between 1171 and 1797, A.D. For convenience the colonists can have their *book-credits* cashed with the said "*units of account*," thereby leaving "*pot-metal coins*" and "*bank-credit currencies*" in the control of said "Credit Foncier" to settle balances for outside exchanges, which may be large during the first two years of the colony.

The Department for the Diversification and Perfection of Employments * is to foster, instruct and establish the colonists, to the best advantage, in their trades, professions inventions and talents; and this will secure the production and manufacture of most of the necessities and some of the luxuries of life by the time 5,000 persons have settled upon the colony's lands. The colonist after that will be a seller rather than a buyer. The climate being one free from frost and the soil unsurpassed, growth will be continuous if there is a supply of water. The pipe line assures this; hence, within two years after the start, the farm of the colonists will, in all probability, produce cereals, melons, vegetables, cotton, hemp, indigo, coffee, mustard, sugar, rice, molasses, maguey fibre, alcohol, *mescal* (for medicinal purposes), fibrous grasses, hay, clover, fruits, seeds, plants, young trees, cattle, horses, mules, burros, goats, sheep, hogs, rabbits, poultry, etc., etc. From the harbor they will take fish, turtle and oysters. From the Gulf shores and islands, pearl shells (for buttons), salt, gypsum, guano, etc., etc. From the woods and sea shores, deer, wild hogs (peccary), the American hare, quail, turkey, snipe, ducks, etc., etc. Their factories will dry and can fish, turtle and oysters for the coast coun-

* Every common trade in Amsterdam has a Government shop, at which deserving people are given work in case of necessity. The price paid them is small, and the goods made are used by the Government, instead of being sold. The system is said to work very satisfactorily.

try, the sierras and the plateaux; and manufacture paper and woolen goods, cotton sheeting (*manta*), *serapes* (Mexican blankets), ropes, twine, bagging (made from the fibre of the maguey), leather, paper pulp (from palm wood and the aloe family of plants), soap, lard, butter, pickled and preserved meats, canned vegetables, fish, turtle and oysters, bread, crackers, flour, corn and oatmeal, bricks, tiles, earthenware, glass, concrete pipes, composition pavements, floors and roofs, furniture (willow, rattan, paper, brass and iron suitable for warm and dry climates), hammocks, shoes, hats, (straw, palm-leaf and felt), saddles, bridles, harness, works in iron, steel, copper and brass; smelting works for reducing all classes of ores from the Sierras, car shops, blacksmith shops, daily papers, job printing, type and cyclostyle writing, photography, lithographic and patented processes, musical instructions, educational facilities, bank accommodations with exchanges upon all parts of the world, circulating libraries, medical and chemical experts, hotel accommodations, electric motors, heats and intelligences, expressages to all parts of the world; lumber, coal, general commission agencies for all articles of agriculture, sustenance, clothing and utility used in Sinaloa, Sonora, Lower California and Northwestern Mexico; draughtsmen, contractors for houses, railroads, etc., etc.; engineers, etc., etc.; all kind of needlework and fancy sewing, etc., etc.

With the balance of trade in favor of the colony, its "*units of account*" will be eagerly sought for by outside merchants, for they will be bills of exchange bottomed upon the products of the farm, fisheries, factories, etc., etc., of the colonists. And the colonists can within *five* years be made the greatest center for distributing supplies on the Pacific coast of North America south of San Francisco.

Again, the colonists will own the controlling interest in a steamship which will ply between their harbor and the

ports and islands of the Gulf of California and elsewhere, and the said "*units of account*" will be receivable in payment for freights and passages; also for water rents along their pipe line; and, as the American and Mexican Pacific Railroad is identified largely with the interests of the colony, and as the colonists will own fifty shares of its capital stock and have, at least, one Director in its Board, it may be arranged that said "*units of account*" be received at par for tickets and bills of lading over its lines.

In these and in other ways too numerous to note at this writing, the "*units of account*" issued by the "Credit Foncier" upon the actual and specified credits of the colonists will for all useful purposes serve as *money* and be a perfect and equitable instrument of association and exchange and a bond of union and good fellowship between the colonists and with those with whom they may do business.

Another branch of the *Department of Deposits and Loans* is that of Insurance. To avoid the possibility of poverty and unnecessary discomforts to colonists in case of accident, sickness, age, fire, storm and death every member should be insured, *and, above all, every able-bodied colonist will be insured regular and remunerative employment for every working day in the year.* In case of physical injury or sickness, nurses, medicines, food, doctor, and an allowance in credits will be furnished; in consequence of the infirmities of age, food, attendants and a fixed rate of *credits* will be given; in the event of damage by fire or storm, etc., the losses will be made good; at death, the body will be taken in charge by a branch of the *Department on Policing*, etc., and, within twenty-four (24) hours, will be cremated and the ashes returned to the relatives. Exceptions will be made to this rule when a person has given his or her body to the doctors, for post-mortem examinations in the cause of science, or expressed desire

that other disposition be made of it. Sanitary law enforces strict rules regarding corpses. The insurance for widows and orphans will be for *credits*, not less than \$1,000, nor more than \$10,000 for each person.

The *insurances* will be accomplished by reserving certain percentages from dividends due upon the capital stock of the "Credit Foncier."

There will not be any municipal, county, school or per capita tax at any time upon any person.*

A colonist will not be permitted to borrow money from other body than the "Credit Foncier." At the general Market House and Bazaar, all products, grown and made by the colonist, will be received upon presentation,† valued and credited upon the books of the colony, and those credits will be legal tender in exchange for any article or

* A MODEL GOVERNMENT.—In the last number of the *Consular Reports* Mr. Worthington, United States Consul at Malta, gives an account of the government of that little country, which he claims to be a model one. It would certainly prove a happy land to those who dislike taxes, debts, interest, etc. There are absolutely no taxes of any kind levied on the inhabitants. There are no insurance rates to pay, because all the buildings are fire-proof. There is no fire department in Malta, and no need of one. The islands have no debt, and, therefore, no interest to pay. On the other hand, they are not only out of debt but the local government has a handsome surplus on hand of \$1,250,000, which is invested in the English funds, returning them a revenue yearly. Every revenue department pays a surplus into the local treasury after paying all expenses, and the surplus thus accumulated is growing so rapidly that it is proposed to divide it among the inhabitants, as there is actually no use for it.

The regulation tax in Nebraska City is 27 mills on the dollar, and every able-bodied man between the ages of 21 and 50 is required to do two days' labor or give its equivalent in cash.

† In this way individuality is encouraged and talent, workmanship and skill rewarded, not in exceptional, but in every case; and the occasion for "business firms," "co-partnerships," associated and privileged capital, organized to compete against individual effort, is done away with.

service for sale within the colony. The agents will report every day if the supply of such and such a thing is wanted or not, and the Department for the diversification of Trades and the employment of the colonists will increase or diminish the manufacture or growth of said articles at once. Again, the colonist will be encouraged to buy from the authorized agents of the colony.* This will avoid the results of unnecessary middlemen.

The Department of Laws, By-Laws, Arbitrations and Registrations will first fix the rules and regulations under which the partners (colonists) associate themselves based upon the joint control in public properties, necessities and conveniences, and the enjoyments of home life under the broadest liberties practicable with dignity, safety and progress.

The colonist should be subjected to an examination similar to that required by a life insurance company when he or she is to enjoy the accident and life insurances.† He or she should be sound in body, sober, moral and industrious; and all should have read the principles upon which the colony is founded, and have subscribed his or

* It is estimated that the poor, buying in small quantities, incur unnecessary expense in the following ratio: For an ounce of washing soda the poor trading at small shops pay 1 cent, a grocer will deliver it for 3 cents a pound. For flour by the pound they pay a sum equal to \$9.80 a barrel for a \$5 article. They buy butter at the rate of \$5 a tub, which would cost \$2.50. A half-pound of sugar costs them 5 cents, while a pound would be but 2 cents more. For a 25-cent tea they pay 40 cents. For a 15-cent coffee they pay 30.

† A Belgian manufacturer named Rey, who employs 3000 people, retains 3 per cent. of their wages and agrees to provide a physician when they are taken sick. While unable to work from illness, the employee gets half pay, and meat and wine, if necessary. If a workman dies, his widow gets a pension of one-third of his wages if he had been in the works for ten years, and one-half the wages if over ten years. A pension for life is given to all invalids who have been fifteen years in his employ,

her name to the by-laws submitted. Every colonist must hold a share of the capital stock of the "Credit Foncier," choose a lot or lots in the area set aside for its settlements, and order a house built and, if desired, furnished by the "Credit Foncier," the same to be within the private means of the colonist, or to be based upon the income which the American and Mexican Pacific or the "Credit Foncier" will guarantee to the said colonist. Every colonist should have an occupation, excepting those who have attained the age of fifty years or met with accident. Twenty years for childhood and rudimentary instruction, and thirty years attention to business, should guarantee a person freedom in all cases for leisure, travel, etc. Eight hours for work, eight for recreation, and eight for sleep, should be the order. Public entertainment or gathering should not be permitted after 10 P. M. To enjoy good health there must be good habits enjoined. The rates of insurance should be higher if this be not enforced. Every boy and girl will be taught a trade while being instructed in rudimentary education, and both will be free and perfected at the expense of the general fund set aside for such purposes.* When boys and girls born in the colony attain the age of twenty years they will be presented by the Treasurer of the colony with a share of capital stock of the "Credit Foncier," fully paid and unassessable, until the 100,000 shares are exhausted, before and after which other colonies may be started by the "Credit Foncier," upon improved plans. Early marriages will be encouraged. Men and women marrying before thirty years of age should be given \$100 credit each upon the books of

* GAIL HAMILTON: "To give life to a sentient being without being able to make provision to turn life to the best account; to give life, careless whether it will be a bane or a boon to its recipient, is the sin of sins. Every other sin mars what it finds; this makes what it mars."

the colony.* Bachelors of thirty or over should be taxed, and the revenue thus received be appropriated to the free circulating library.

Eclecticism in "religious," the same as in all other matters, will be encouraged.† Weekly lectures or sermons should be given by request or voluntarily at the public meeting houses and library halls (Appendix, No. 9), by the colonists and strangers, but they should be free to all with no pew, chair or other rents attached, and every encouragement be associated with such meetings to attract and instruct the colonists and "the stranger within their gates." It is suggested that in the plain, quiet, industrious and dignified life enjoyed and practiced by the "Society of Friends," better known as "Quakers," we have a worthy example. They have no paid ministry or priesthood, and their life is so near regular and free from excesses that no poverty exists with them, no criminals are found among them, and "charity institutions" become unnecessary.

Sunday will be a day of rest and recreation—a day when home life will be enjoyed, it is hoped, in its broadest, and to its fullest intent. Strict sanitary measures will be enforced at all times and in all places, public and private.

* *The Mail and Express*, New York, Feb. 20th, 1885:—

"Paternal legislation is the order of the day in California. A recent bill introduced in the Assembly of that State gives to any young man under 26 years of age, who learns a trade by serving an apprenticeship of three years, and is of good moral character, \$250 out of the State treasury. Perhaps we shall hear next of a bill requiring employers to double the salary of any employee who gets married."

"California is to print, and sell at cost, the text books used by the quarter of a million school children in that State. One hundred and fifty thousand dollars is appropriated for the plant of the State printing office."

† *Zend Avesta*: We worship the promotion of all good, all which is very beautiful, shining, immortal, bright, everything which is good.

The atmosphere belongs to the people in common, and its purity should not be marred under any excuse whatsoever. Horses, cows, mules, jackasses, goats, sheep, hogs, poultry, etc., will be confined to the farm lands, and not be permitted within the settled parts of Pacific Colony site. Birds, (those living on seeds and insects,) squirrels and small pet animals may be allowed under certain conditions, upon Pacific Colony site properties, when permits are taken out and paid for. Gambling, lotteries, and questionable occupations of men and women will not be permitted within Pacific Colony site—upon the farm or in the ship, car, or on property of whatsoever description controlled by the “Credit Foncier.” Colonists engaging in questionable diversion or occupation, or violating the by-laws of the Colony, will be waited upon privately by an authorized committee and cautioned. If he or she persists, his or her stock in the “Credit Foncier” and his or her real estate in the colony will be forfeited, and the “Credit Foncier” will pay him or her the cost price of the same, and publicly advise the colonists to have no association or transaction with the person or persons. Insurance companies foreclose when one payment is in default, and there is no recovery. The Pullman Car Company turns a tenant out of his or her home within ten days, and without having to give a cause.

The “Credit Foncier” wishes to be equitable in every act.* “Do unto others as you would that they would do unto you,” is the basis of its creation and the spirit of its existence.

All liquors, medicines, groceries, meats, breadstuffs, provisions and drinks of whatever class used by the colonists and by the stranger within their gates, will be fur-

* SOLON, B. C., 500: The nearest perfect popular government is that in which an injury offered to the meanest individual is considered an insult upon the whole constitution.

nished at cost price and in good condition by the branch department known as the Commissariat. This will furnish the necessaries of life, and, when wished, the luxuries for the table, at wholesale prices, free from competition, and after inspection and approval by the public chemist.* This will regulate, by a responsible and moral agency, the use of liquors which otherwise would prove injurious to the health and to the security of the colonists and their visitors. This will do away with the hideous and vile system of advertising which competitive business now resorts to; and rocks, fences, houses, trees, etc., will not be daubed over with grotesque notices, nor will "human sandwiches" promenade the streets; and cards, books, circulars, posters, signs, flags, etc., etc., litter the walks and disgrace every place as they now do in the world's marts of trade. This enormous and unnecessary expense will be saved to the consumers.

Charles Dickens made a life study of English law and its pretences, and expressed his opinion of it through Stephen Blackpool in the following memorable words: "It is all muddle." The late Henry F. Durant, one of the prominent advocates of New York State, declared that "Law is the most degrading and narrowing of all profes-

* An official report of the director of the Paris Municipal Laboratory makes some very interesting disclosures. Out of ninety-one samples of coffee analyzed during one month in Paris, thirteen only were pronounced pure. One specimen packet is said to have contained the following ingredients: Red earth, flour, coffee grounds, caramel, talc, plumbago, vermicelli, semolina powder, bean dust, carrots, bread crusts, acorns, sawdust, red ochre, brick dust, ashes, mahogany shavings, vegetable earth, and sand.

Some unscrupulous people in San Francisco are selling the waters of Owen's Lake in California at \$1 a pint, under the name of "Water of Life." The water of Owen's Lake is a strong lye, and a goblet of it would almost kill a man. But ignorant people buy it and drink small quantities under the impression that they are taking a wonderful curative.

sions," the law being "a system of fossilized injustice," and asserted that "there is not enough of thought or principle in our whole (American) system of law to occupy a man of intellect for an hour; all the rest is mere chicanery and injustice."

Napoleon's sentiments, in regard to lawyers, are shown in a remarkable epistle in which he reproves his Arch-Chancellor for having framed a degree which placed the bar in too independent a position: "There is nothing in your decree which gives the Grand Judge power of controlling the lawyers. I would rather do nothing than deprive myself of the means of taking measures against a heap of babblers and revolutionists who are almost all inspired by crime and corruption."

By doing away with the competitive system and substituting co-operation into all the affairs of life, by having arbitration instead of trial by court and jury, the necessity for the professional lawyer will be surprisingly removed.* "Truth pleads its own cause: falsehood hath many lawyers." However, the attorneys for the corporation (the colony) will attend to instruments of writing and to legal points when such are necessary. They will be custodians of wills, and be held responsible for the same. Equities, not technics, should be the rulings, and there would be more justice and less law than is generally found in modern commonwealths. Colonists will be prohibited from consulting other than the Association's attorneys.

Voltaire forcibly remarked that "A doctor is a person who is expected to make good health conform with bad habits." It must be plausible to many that if doctors were

* In 1790 there were 500 lawyers in the United States and 4,000,000, inhabitants. This was one lawyer to every 8000 persons. In 1880 there were 51,000,000 people and 64,187 lawyers, or one lawyer to every 800. Is it any wonder that we are more wicked than we used to be?

permitted to practice "to pour drugs, of which they know little, into bodies of which they know less," upon the competitive system in the army and navy, that there would be few soldiers and sailors able to stand against the enemy at the time of battle. In modern society the doctor is paid to keep us sick. In Pacific Colony the doctor should be salaried, and his interest should be to keep all persons well, and not permitted to try experiments upon feeble bodies in doubtful cases.*

The doctor will co-operate with the directors in charge of sanitary precautions, with those attending to the sewerage, drainage and water supplies, with the man of science, the chemist and the apothecary.

Diphtheria, typhoid, typhus, malaria, yellow fever, cholera, etc., are nursed into epidemics by impure atmospheres, if not actually caused by the same. Scarlet fever, scientists now say, is caused by the horse, as small-pox is invited by the cow.

With good and proper food, regular occupations, plain habits, pure air (four-fifths of the life in Sinaloa is outdoor life; people eat, sleep, and entertain outside of walls; a roof is all that is required), attractive houses, the father feeling secure in his possessions, the mother relieved from the terrible drudgery of household life (this will be accomplished through co-operative housekeeping), the children given plenty of play-grounds and always under careful attendants,—disease should be the exception and not the rule, as it now is in modern cities.

The farm lands of the Colony will be leased to stock-

* The City of Truro, the centre of population in the County of Cornwall, with 11,000 people, and seven times that many within a few miles, has only two physicians. Last year there were three, but one left for want of business. In America, by way of contrast, there is one doctor to every 500 or 600 people.

holders or worked directly by the company,* and so, also, with the company's wharves. The public areas, thoroughfares, etc., will directly and absolutely be owned and controlled by the "Credit Foncier," and be free forever to every person under certain restrictions, *i. e.*, orderly conduct and care for grass, flowers, trees, etc., immediately fronting their properties.† Persons should be enjoined

* Nebraska has now about 250,000 acres of growing forests in which have been set 600,000 young trees. Besides this there have been planted over 12,000,000 fruit trees, over 2,500,000 grape vines, a vast number of berry bushes and plants and countless quantities of ornamental shrubs.

† Professor Ruskin, in beginning a recent lecture, (Dec '84), at Oxford, said: "I have scarcely any heart to address you to-day, so terrified am I, and so subdued by the changes in Oxford which have taken place even since I first accepted this professorship, and which are directly calculated to paralyze all my efforts to be useful in it. I need scarcely tell any of my pupils that my own art teaching has been exclusively founded on the hope of getting people to enjoy country life, and the care for its simple, pleasant and modest employments. But I find now that the ideal in the minds of all young people, however amiable and well-meaning, is to marry as soon as possible, and then to live in the most fashionable part of the largest town they can afford to compete with the rich inhabitants of, in the largest house they can strain their incomes to the rent of, with the water laid on at the top, the gas at the bottom, huge plate-glass windows out of which they may look uninterruptedly at a brick wall, a drawing-room on the scale of Buckingham Palace with Buckingham fittings and patent everythings going of themselves everywhere—with, for all intellectual aids to felicity, a few bad prints, a few dirty and foolish books, and a quantity of photographs of the people they know, or of any passing celebrities. This is the present idea of English life, without exception, for the middle classes—and a more miserable, contemptible, or criminal one never was formed by any nation made under the wandering stars. It implies perpetual anxiety, lazy and unjustifiable pride, innumerable petty vexations, daily more poignant greed for money, and the tyrannous compulsion of the laboring poor into every form of misery; and it implies, further, total ignorance of all the real honor of human life and beauty of the visible world. I felt all this borne in upon me, almost to the point of making me give up all further effort here in

against throwing anything, however small, into the street, upon the grass, areas or sidewalks.

There will be little or no noise in the streets. Locomotion should be by means of bicycles and tricycles* and electric passenger cars.† Steam and horse cars should not be permitted on other than North and South Avenue which passes to and from the landing on the "Straits of Joshua." Of course, as regards horses, this provision is not to be considered in the early days of the Colony.

The Colonist will ride in the street cars as he does now in New York and other cities, use electric lights, go to the theatre and meeting, employ a doctor, lawyer and engineer, live in a "Resident Hotel," or private house, engage in the occupation he most likes, buy at the market and bazaar, etc., and a stranger might not see much difference in the general manner and outward ways of the Colonist, and those of the people living elsewhere; but instead of paying extortionate prices and receiving indifferent services.

England, and going away to die among the Alps, when I walked early this week across what once were fields, but are now platforms of mud and bitumen, to what we used to call the "Happy Valley," and scenes by Ferry Hinksey (but in the two Hinkseys nothing keeps the same), of my former endeavors to get some undergraduates to useful country labor."

—Key West is one of the most peculiar cities in the world. It has a population of more than 15,000, principally whites, but has no chimneys, no show windows, no brick blocks, no fine buildings, no planing mills, no steam mills, no machine shops, no farmers driving in with loaded teams, no country roads, no rattle of machinery, no noise of any kind, except the beating of the waves against the coral-bound shores, and yet Key West, for its size, does a very large manufacturing and shipping business.

* Tricycles made to carry two or more persons and to be propelled by electricity are being built in England.

—A tricycle worked by means of electricity has just been successively tried in Paris. It worked smoothly and efficiently.

† Letters and parcels will be passed to all parts of the Colony by means of pneumatic tubes.

he will obtain the best at the lowest, and in lieu of paying money to build up corporations and privileged classes, which use their success and power to rob him of his liberties, public and private, he pays into his own treasury and raises up at every turn, and in a hundred ways not hinted at in these brief remarks, a body corporate—a “Credit Foncier,” of which he is himself a respected member,—a body corporate, the prosperity of which is his salvation from the competitive system which now rules and enslaves the world to the curse of every man, woman and child.

The plan of voting by the Colonist is new. Diagrams of ballot (see page 123) and details will accompany the by-laws. Every stockholder is sent a ballot enclosed in an envelope properly addressed to the authorized judges of elections, and he or she fills out the ballot, puts it in the enclosed envelope, and puts the same in the mail. There are no polling places, no poll-taxes, no special days for polling, no inconveniencies more than writing and mailing a postal card, no necessity for the person being in the Colony at the time of voting, the secrecy of the ballot is maintained and fraud is impossible.

Directors will be elected for five years, subject to strict accountability for the trust imposed, and to the Colonist personally. Any ten stockholders can call for and have an investigation made of the public acts of any Director. To take any part, direct or indirect, other than writing and publishing criticisms of the past workings of the “Credit Foncier,” and making suggestions for its future management, or details connected therewith, in an election, Municipal, State or National, while holding a Directorship in the Colony, disfranchise the person from holding office within the Colony for ten years.*

* British policemen are prohibited from voting at parliamentary elections. In Tasmania, for a man to ask for the vote of another is a penal offence.

Directors should be paid \$100 per month, never more, and are expected to have other occupations than the public trusts imposed by the Colonists, and will have no free passes nor exemptions from payments common to other Colonists.

Withal, there is nothing attempted by the "Credit Foncier of Sinaloa" which has not been accomplished separately in all parts of the world by class legislation. It is simply a plan, organized and matured by business men and women, to extend and unite the usefulness of the Building Association and the Insurance Company with the Banking House, the Passenger Car Company, the settlement, the factory, the farm and the Clearing House.

If it is right that classes be incorporated with special privileges and powers to build, own and operate public utilities and conveniences, then let us be that class and be incorporated for our own profit, dignity and self-protection.

SUBSCRIPTION LIST.

The "Crédit Foncier" of Sinaloa is to be organized under general or special act. Capital, \$1,000,000, in 100,000 shares, of \$10 each.

Whereas, The control in the building site laid out on the north shore of Topolobampo harbor, Sinaloa, Mexico, and the farm land known as "Mochis," lying adjacent to said building site, are offered to a co-operative Colony for a basis for settlement, farm, factory and commerce; and,

Whereas, It is necessary for the purchase of said control, in the said building site and farm, and for carrying into successful execution the plans for a co-operative Colony to secure the sum of \$150,000.

Now, therefore, We, the undersigned, hereby agree in consideration of the premises set forth in the accompany-

ing "Preface," "Suggestions," "Remarks" and "Explanations," and of the sum of \$150,000 (15,000 shares) being fully subscribed, that we will purchase, at par, the number of shares of the "Credit Foncier of Sinaloa," set opposite our respective names, and pay for the same in the following manner and upon the following conditions:

As soon as \$150,000 (15,000 shares) have been subscribed, the subscribers will organize by electing four Directors, and the said Directors will elect their chairman, and the said chairman will appoint from the said Directors a Treasurer, Attorney and Secretary, and rent one or more rooms in the City of New York, and there establish the head-quarters of the "Credit Foncier of Sinaloa," in order to perfect organization and to carry the purposes of the company into execution.

As soon as the organization is made, and said head-quarters selected, 5 per cent. (\$7,500) of the \$150,000 subscribed will be paid to the said Treasurer, and by him forthwith deposited in the Farmers' Trust Company, of New York, to the credit of said directors, (it must be remembered we are not yet a chartered company), from which it shall be drawn only on the written order of the said chairman, or his successor in office, and of said Treasurer.

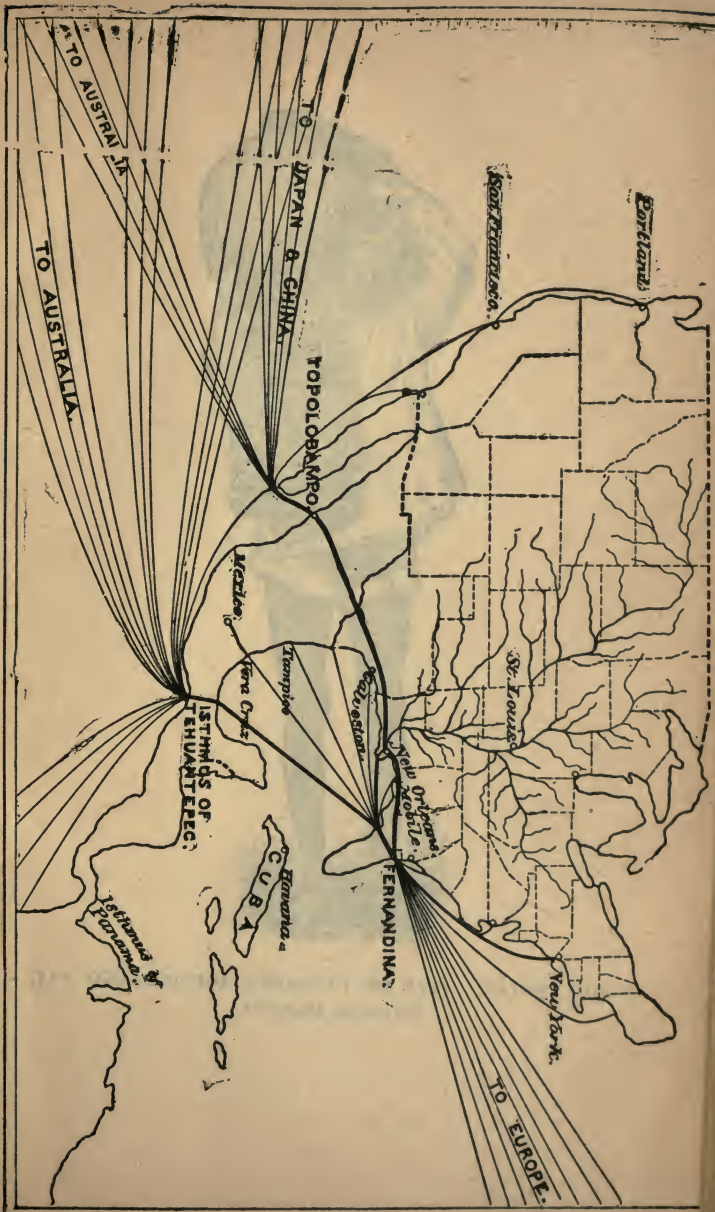
The said 5 per cent. (\$7,500) shall be used for the expenses of said head-quarters for perfecting by-laws, for sending a Director to take out the necessary papers of incorporation, for sending a Director to Mexico City to obtain special concessions for colonization in Sinaloa, and for publishing a prospectus and sending the same and circulars to persons whom it is thought of advantage to communicate with, etc.

When the said chairman and directors have concluded the terms of purchase of the said building site and farm lands and railroad stock with the President of the Ameri-

can and Mexican Pacific Railroad and trustee for said building site and with the trustee of the said farm lands, then there will be a further call upon the subscribers for the amount (it may be that only part payment will be asked) necessary for securing said negotiation, it being understood that in no case will the amount for the said building site, farm land and railroad stock exceed the sums mentioned in said "Suggestions," *i. e.*, \$30,000 for 15,000 building lots on said site and \$15,000 for 15,000 acres of said farm land, and \$5,000 for 50 shares of the capital stock of said railroad.

The remaining sum will be called for by instalments as required for erecting the building on the town site, opening the farm, completing the pipe line from the river, and putting a steamship on between the harbor and ports of the Gulf of California.

N. B.—Mechanics, farmers and others not wishing or unable to colonize at present, but who desire to aid the settlement with a view to joining it after a while, can subscribe for the stock, and after the Colony is well established the Department for the diversification of trades and employments will write them that employments can be assured, transportations arranged for, houses made ready, etc.; the "Credit Foncier" to cover said advances, by reserving percentages from dividends and profits due, or to become due, to said persons.





YAQUI INDIAN, (TYPE OF LABORER), TOPOLOBAMPO BAY,
SINALOA, MEXICO.

APPENDIX.

APPENDIX

APPENDIX, No. 1.

ORGANIZATION, to be successful, must contain within it that element which is understood by the word coherency, and implies more than a mere bringing together of members. Organization, to be successful, must have a purpose in view as well as an object to secure.

When we speak of organization, we think of something to be done, something to be achieved better thus than by individual effort, or which must be done in that way or not at all. It is not merely for the sake of expressing opinion in a given way upon a given subject, it is for the purpose of arriving at unified thought upon a subject, or any given number of subjects, in order that united action may follow, that organization is of value.

The fact that a number of men and women will come together to agree in respect to opinion is no test of successful organization, nor will that continue to keep them together; it is the application of their practical aims that will do it. They combine, having a purpose in view to which they will give their united earnestness, and so long as this purpose rules in their thought and calls forth their energy they will have no difficulty in keeping up their coherency. When it lasts they advance, when it dies away they fall asunder.

It is not certain that the control of the building site on Topolobampo Bay and the farm lands at Mochis, fifteen miles east, can be secured from the American and Mexican Pacific Railroad Company for the purposes suggested. I offer, however, to urge the plan if I receive the necessary support from persons looking for a progressive plane of life. But it must be done at once to be well done.

There are excellent sites for settlements, factories and farms, which contain at the same time some commercial features, in Sinaloa, Chihuahua, Coahuila, and Texas, along and adjacent to the short line between the Mexican and California Gulfs, of which we can possess ourselves, if the said Company refuses to accept the plan heretofore referred to; but no building site on the continent of North America offers the commercial advantages which the site on Topolobampo Bay

does; nor is there a place where a co-operative settlement has the opportunities to become so suddenly prosperous within itself and so soon influential in the world's affairs.

In beginning new departures, for useful occupations, from old methods, persons should be studious to select foundations possessing all the natural advantages possible, and not start loaded down with disadvantages not belonging to the system itself.

Co-operative organizations heretofore have hidden their worth in out of the way places and have been either for manufacturing or distributing or farming. In one or two exceptional cases they have combined these three, but they have in no instance, I believe, attempted to associate these three with commerce at a suitable place to become influential in the world's exchanges; and hence they have been but partially satisfactory to those participating in the profits, and a subject of ridicule to the "*bon-ton*" who never think seriously upon any worthy subject. Co-operative efforts will be of fourth-rate importance until they combine settlement, factory, farm and commerce upon new and well-selected sites and are started on a broad, determined and organized plan. Experience attests that if 1,000 acres of land, suitable for manufacturing and farming purposes are selected and 1,000 persons are permanently settled thereon, that the said 1,000 acres will be worth, at least, \$1,000,000. When 2,000 persons are permanently settled upon the same area, it will be worth, at least, \$2,000,000.

The Colony site on Topolobampo Bay, contains about 29 sq. miles or about 18,560 acres. The "Mochis" ranch, the middle of which is 15 miles from the railroad terminus on the "Straits of Joshua," contains 67,000 acres—33,500 of which belongs to the Railroad Company. The Colony Site combines excellent climate, well drained ground, commercial facilities, good soil, water-power within 35 miles, anthracite coal and giant forests of timber within 150 miles, and iron, copper and silver within 100 miles; it is the terminus of a great trunk, East and West, railroad line, and is on a harbor which is to become the anchorage of the shipping of every nation in the world.* What may

* THE POSITION OF TRADE CENTRES.

[*Phila. Record*, Nov. 29, 1884.]

At a recent meeting of the American Society of Civil Engineers, a paper, by Alfred F. Sears, M. Am. Soc. C. E. on "Commercial Cities, the Law of their Birth and Growth," was read. Reference was made to the fact that there have been many failures in efforts to build up cities upon sites having excellent harbors and superior facilities of access from the ocean. Kalma, on the Columbia River, was projected with large expectations; hotels and churches erected, and the railroad built from it to Puget Sound. It, like many other promising sites on the Northwestern coast, has been

not a thoroughly organized "Credit Foncier" do in the interest of its members and of mankind with such a foundation! There never has been an opportunity of equal importance offered to leading business men and women, nor is it likely that there ever will be again; for Topolobampo and its geographical relations are unique—cannot possibly be duplicated.

In regard to climate let me emphasize that no district of the world enjoys more pleasant days in the year, there are no extremes either in heat or cold, nor is any section nearer free from disease than that part of our continent lying west of the Cordilleras and between the Fuerte and Sinaloa Rivers. Yellow fever,* sunstroke and epidemics of any kind were never known there. Within a distance of 200 miles eastward from Topolobampo Bay, along the route of "The American and Mexican Pacific" there can be found any elevation

entirely unsuccessful. Comparisons were drawn between Boston and New York, showing that, notwithstanding the fact that forty years ago there seemed to be great promise of a successful commercial rivalry between the two cities, if not an absolute commercial superiority for Boston; yet that the result has been entirely favorable to New York, and that the building of railway lines to draw traffic to Boston has not changed that result. The author considers that the advantage of New York is in the fact that the city is more than 200 miles nearer the heart of the country than Boston. Philadelphia, 120 miles from the ocean, is successful. Baltimore, 180 miles from Hampton Roads, secures commerce. Port Royal, on Hilton Head Island, cannot compete with Charleston or Savannah. Brunswick, Ga., does not rival Savannah. Fernandina, Fla., does not rival Jacksonville. Glasgow, at the head of navigation on the Clyde, has had wonderful growth and prosperity. Altona, on the Elbe, below Hamburg, has been unsuccessful. Astoria, on the Columbia River, a few miles above the bar, has been in existence seventy-five years, but has been surpassed by the much more recent settlement at Portland. Montevideo, on the Coast, has a population of 40,000, while Buenos Ayres, 130 miles up the river, had nearly 500,000. The author considers that the ports on Puget Sound will never be able to become great commercial rivals to Portland, Oregon. The law, the author states, is that the commercial portion of a region will be as close to the producer as it is possible to go, and obtain reasonably good facilities for the class of transportation demanded by the produce of the country. He also considers that trade follows natural channels; that staple products of the soil and all minerals will reach the coast by the route that permits the easiest movement with the least artificial aid, and that the trade of a country will not cross a great valley. It will either create centres of exchange in such valleys or will follow down their course to a port.

* In the summer of 1883, for the first time within recorded history, yellow fever broke out at Guaymas, Sonora, 200 miles north, and at Altata, Sinaloa, 100 miles south of Topolobampo Bay. It had been at Mazatlan 21 years before, but never north of that roadstead, until 1883. Between Guaymas and Altata, on a coast of 300 miles, there has been no yellow or malarial fevers; and there will not be under good sanitary management.

In the early years of the present century, yellow fever ravaged New York and Philadelphia. At Norfolk, Virginia, it was bad as late as 1854.

from sea level to 9,000 feet altitude, and all the varieties of temperature to be met with in the United States from California to Maine.

There are plains, valleys, hills and dales; all soils, every exposure; timber, hard woods, metals, minerals, water powers, coal, hot mineral springs, and everything to give a basis for organized, co-operative communities.

In summer, mosquitoes and gnats frequent some localities on the shores of Topolobampo Bay; never at midnight or midday, but at the rising and setting of the sun. In the Fuerte River Valley there are no mosquitoes or gnats at any time. It is a mountain stream, and has no marshes nor stagnant water along its shores. Snakes are rarely seen, and are mostly of a harmless species. The writer never knew of a person being bitten in Sinaloa by a noxious insect or snake, or molested by a wild animal.

Shade trees, some of the 140 species of the Eucalyptus, can be planted from the seed in the streets and areas of the site on Topolobampo Bay, and in three years they may be 42 feet high and 9½ inches in circumference. Alfalfa, a species of clover, will grow 12 inches high every 40 days in the year. The colony site can be made a paradise within five years, and will be within five days' travel of New York City by rail, and on the short line between Liverpool and China and Australia.

The general colonization laws of Mexico give special privileges, exemptions and subsidies to colonists superior to those given by the United States. If there are persons who wish to colonize, with a *Credit Foncier* as a basis, I will be glad to assist them in lands to their liking, with climates to order, and under Mexican or United States laws and along the line of the American and Mexican Pacific railroad and its connections.

ALBERT K. OWEN.

* *The Two Republics, Mexico City, March 8th, 1885.*—By virtue of a contract signed, the Secretary of Public Works, has contracted to bring 200 families of emigrants to settle in the states of Vera Cruz and Oaxaca, and to engage them in tobacco raising and other industries. The government will furnish tools, transportation, etc. The grantee will receive \$15 for each colonist over 7 years of age, and will receive also 16,000 hectares of land now being surveyed by the Cid Leon Company in the municipality of Ojitlan, district of Tuxtepec, Oaxaca.

A premium of thirty thousand dollars, says the *Paper World*, has been offered by the Mexican Government to any one who will establish in that country a paper mill at a cost of \$150,000. The Government will also concede the right to all aloe plants on the State lands.

MEXICO.

(*Picayune, New Orleans, March 13th, 1884.*)

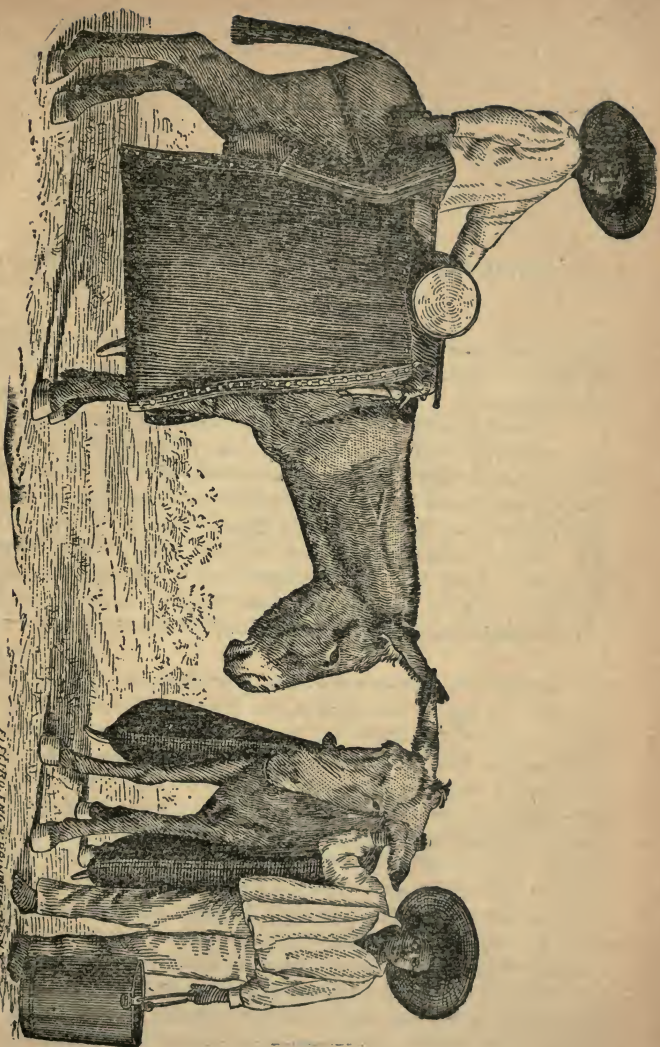
Mexico is feeling out toward larger trade relations both east and west. Most ex-

traordinary advantages have been provided for any Mexican steamship company which would establish regular communication between the Mexican Pacific ports and China and Japan. A contract is now reported to have been signed with the Compania Mejicana de Navigation del Pacifico for twenty-five years, in accordance with which this line is to make twelve trips per annum between the port of Topolobampo, in the State of Sinaloa, and Japan, China and the Philippine Islands. The Government is to pay a subsidy of \$19,000 per trip, or \$229,000 per year. Besides this, the Government is to pay \$65 head-money for every Asiatic laborer landed in Mexico by the line, not to exceed 12,000 per annum, or \$780,000 head-money at most. The company will also have the advantage of importing free of duty material for wharfing and repairing its vessels.

This infusion of Mexican labor will be a great help to Northern Mexico, and the effort to procure it shows that the enterprising administration fully appreciates the great advantages of its new and increasing railroad communications toward the development of its agricultural and mineral resources. The railroad which American capitalists are preparing to build from Topolobampo to a point on the Rio Grande between Eagle Pass and Laredo, will cross the Mexican States of Sinaloa, Chihuahua, and Coahuila, which compare in population and area with the entire republic as follows:

State.	Population.	Square Miles.
Sinaloa.....	167,093	25,927
Chihuahua.....	180,758	105,295
Coahuila.....	61,050	61,050
<hr/>		
The three.....	408,901	192,272
All Mexico.....	9,577,279	763,804

That is these States, with 25 per cent of the area, have but 4 1-2 per cent. of the population. With an abundance of cheap coolie labor the industrial conditions will be changed; the large areas of arable lands now uncultivated will be worked for American markets, and the coal and other minerals will yield an astonishing output.



ELIHO. INC. & PRINTING CO. N.Y.

THE WATER DEPARTMENT, FUERTE RIVER VALLEY, SINALOA,
MEXICO.

APPENDIX, No. 2.

A GLANCE AT AGUASCALIENTES, SINALOA, MEXICO.

By A. K. Owen.

William V. Lanphar, one of the enterprising men in the valley of the Fuerte, is from Bangor, Maine. He went to California about 23 years ago, and afterwards became connected with a traveling commission merchant and passed into Sonora, and through Sinaloa.

Of all the regions his varied excursions made him acquainted with that of the Fuerte Valley impressed him most favorably, and after several seasons occupied in his journeyings he bought a small piece of land on the upper Fuerte, and settled down to grow *Maguey*, and to distil from its bulb "*Mescal*" the *Bourbon* of the Mexican people. The *Maguey* is a species of the American *Aloe* and that of which the "*Mescal*" is made is a much smaller plant than the giant "Century plant" from which the "*pulque*" or the beer of Central Mexico is fermented.

Mr. Lanphar has, at present, over 500,000 acres of woodland, valley, river, lake, hill and dale; and a plantation of 500,000 plants of the *maguey*—each plant valued at one dollar. His cattle, mules, horses, sheep and goats "range on a thousand hills," and no better pasture is to be found in the world. On *Mesas* a thousand feet above the Fuerte river, on his place, the writer has traveled through vast fields of grass two and even four feet high; a joint-grass and greatly enjoyed by cattle and stock. His distillery has become the leading industry of the region. The late Herr Von Motz, the talented draughtsman who accompanied Engineer Holbrook in his examinations of the Sierra Madre for the Topolobampo Company, made a drawing of this distillery picturesquely shaded by beautiful date and cocoanut palms, with bananas, and oranges and figs in the foreground and groups of Tarahumara Indians in their statuesque nudity, and painted with bright, mineral pigments, sitting around with gourds, skins and bottles waiting to be served; and underneath he wrote: "Lanphar's Gold Mine." Well! it is much more profitable than any

gold mine of modern days ; for nature and a few Mexicans do all the work, and Lanphar or " Don Guillermo," as his people affectionately call him, rides over his vast estate and occupies himself in devising ways to invest his revenues and improve his surroundings.

The Hacienda is called *Aguascalientes* or " Hot Springs;" and here are found an assorted class of boiling and mineral waters in which the sick are made well and the well are more than refreshed by bath and drink. Cattle will cross, breast deep, the waters of the Fuerte River to drink of and to lie in these hot and medicinal springs. The writer of these lines, after an early morning climb up and tramp over the neighboring *mesas*, has hastened to these springs and taken of the hottest with more satisfaction than he ever drank from cool springs, hidden in the shaded woodlands of his own beautiful Pennsylvania home.

Aguascalientes is about one thousand feet above the sea, and lies just inside of the foot hills of the Cordilleras in the extreme north-east corner of Sinaloa. No pen can do justice to the bracing air of this region, and no brush can paint its beauties as seen from the tablelands which rise abruptly from the river bank here, and from out the level-lands there. Southwestwardly the eye wanders over a rolling country well covered with shrub and tree growths, and studded with giant knolls and rock palisades standing out in beautiful outline from the shining waters of the Fuerte River and loses its visions among the peaks of the ridges which surround Topolobampo Bay on the coast of the Gulf of Cortez. To the North and East and South, the ridges of the Sierra Madre, pine-covered and grotesquely-sublime in peak and cliff and bluff, pile up, one against the other, in colossal forms in magnificent contrast with the blue sky, until the mind becomes dazed, and one loses self and lives in a world of enchantment and panorama. Let the sun sink on this scene and we will witness a gorgeousness of coloring and a delicacy of tint and shade in the heavens which will be likely to linger in the recollection through many years of varied experiences; and then let us turn and await the shades of night and a moon which climbs up through the canons and over the peaks and into the clouds of the other, and you will say with me that this planet of ours has no such pictures elsewhere—and withal so lovely a clime to enjoy them in. Never did magician picture to youthful fancy scenes half so full of wonders, weird, and quaint and grotesque as one may enjoy from one of the hundred prominent points on Lanphar's Hacienda during the Fall months of the year.

"Tule Rock," at Harper's Ferry, Jefferson said was worth a trip across the Atlantic to see, and that was in times when there were no

luxurious passages made within seven days. What might that great statesman have said had he seen from Lanphar's porch, the "*Cajon des Huiles*," the giant gate posts of massive rocks, which tower thousands of feet into the air and hold apart the great Cordilleras, which crowd in enormous porphyry masses, to within a hundred yards of each other, while the Fuerte River rushes and roars and tumbles and leaps, in its wild, mad race, from the upper gorges and canons through their opening and passes on to enrich the sugar, corn, wheat and bean fields, and to gladden the settlements, which it meets on either hand, and finally quiets itself in the salt waters of the Gulf of California, one hundred miles below, and 30 miles north of the Farallon de San Ignacio.

Mr. Lanphar has laid out a building site at the "Hot Springs," given half of the cottage sites of the hamlet to the Topolobampo Railroad Company; and there the company will make a paradise for tourists and invalids, and encourage persons to buy and build and settle. Here the lotus flower may be made to bloom, and from the cool waters of the mountain river, white catfish, with as sweet a flavor as those in the River Delaware, may be enjoyed every day in the year; and strawberries and vegetables of every variety are to be had, in all seasons, if advantage is taken of the slopes and shades and exposures and soils. What more could tourist or invalid desire? And this will be, via the Texas and Topolobampo Railroads, within 2,400 miles of New York City, and just about 100 miles from the Harbor of Topolobampo.

THE STATE OF SINALOA.

A LAND OF MILK AND HONEY AND ETERNAL VERDURE.

The Geographical Society of the Pacific met Tuesday night and was addressed, on the chief characteristics of Sinaloa, by Professor Frederick Weidner, State Surveyor-General, and who has lived there for twenty years. After briefly alluding to the topography and geological features, the speaker said that the State of Sinaloa offered superior inducements to immigrants, and was fully capable of supporting at least six times its present population. Its mining, agricultural, and commercial features were unsurpassed, and few countries were as well watered and as well protected against all possible drought. Its mineral products consist of gold, silver, copper and lead. A carboniferous formation exists that will, no doubt, be devel-

oped and turned to practical use at an early day. The mines are suitably located and yield ore that averages from \$40 to \$70 per ton, and from one of these mines, situated near the Durango boundary line, \$3,000,000, had been taken out in four years. The great drawbacks with which the population has to contend are a lack of railroads and the heavy tax on coinage. The Government is actuated by a liberal policy, and lands can easily be located by appearing before the Federal Court and paying for the survey and title papers, the quantity being limited to 2,500 hectares to each applicant. A great diversity of soil exists, both the altitudes and valleys being covered by a rare luxuriance. Ebony, mahogany and the fruit trees of other States flourished abundantly, and often gigantic trees were met measuring nine feet in circumference. As far as an elevation of 4000 feet above the sea, sugar cane, rice and indigo are found, while wheat, oats and other cereals grow at higher altitudes. The population of Sinaloa is divided into four classes. The descendants of the original conquerors, Indians, crosses between these, and finally foreigners. The manufacture of mescal amounts to 15,000 barrels annually. The exports amount to \$200,000 annually, besides gold, silver and pearls; while the imports amount to \$3,000,000, of which one-tenth comes from this city.—*San Francisco Chronicle*, December, 1881.

TOPOLOBAMPO CAMP, March 1, 1885.

ALBERT K. OWEN, Chief Engineer,

DEAR SIR,—Everything seems favorable to push the work to the completion of the 15½ miles, and to the middle of the "Mochis" land, before the rains set in. We have grass, water, cheap grain and food, and no gnats to worry beast or man.

Temperature ranges from 75° to 86°,* but we always have a breeze in the hot part of the day.

* * * * *

WILLIAM D. BUCKNER,

Engineer in charge Sinaloa Division.

* This is the dry or summer season of the Sinaloa coast lands. After the rains begin the temperature is cooler, and the country becomes covered with grass and the trees with flower.—A. K. OWEN.

Everybody knows that temperature as indicated by thermometers has not much to do with personal comfort. The weather is sometimes "hotter" with the thermometer at 86° than at other times when it is 96°. The humidity of the atmosphere is the measure of comfort, and there are a good many humid "sticky" days this summer. For these we cannot escape responsibility, as the Weather Bureau does, by calling the temperature "stationary."—*Evening Telegram*, Philadelphia, August 1, 1885.

TOPOLOBAMPO, Mexico, March 1, 1885.

ALBERT K. OWEN, Chief Engineer,

DEAR SIR,—It is with quite a degree of satisfaction that I submit to the General Manager the first estimate of work from the construction department, which I send to Mr. Campbell to-day. I had no idea that I had become so interested in this enterprise and that its commencement and hope of success would afford me so much pleasure. I never was here before under such favorable circumstances. The climate is all that one could ask for, water handy, and grass in abundance, and the work is progressing as well as one could hope for with the outfit we have at hand. We have twenty-one stations near completion, of the heaviest work, across the salt water flats. The old Indian (Lorenzo) supplies the camp with all the fresh fish we need, and they are excellent this time of the year. Senor Dalgado, the ranchero at Asinagua, furnishes us with beef cattle at \$20 per head, delivered in camp; so you see that we have but little trouble.

* * * * *

LEROY R. PERKINS, Contractor.

APPENDIX, No. 3.

.CO-OPERATION.

PROF. FELIX ADLER, Dec. 21, 1884: "The one hope of bettering the condition of the poor lies, it is my belief, in a great moral movement. The best chance of the poor man, I consider, is in co-operation. By this I mean that employees as bodies shall secure sufficient capital to start business for themselves, so that the profits which now go to one individual will revert to the workers. The co-operative stores in England have been most markedly successful. But it is in France that co-operation in its highest form—namely, productive co-operation—has been successfully essayed. In Paris there are some forty productive co-operative factories, whose business is carried on upon the usual basis; but whose profits, instead of going to one individual, revert to the workers. In Lyons there are similar factories, and in Saint-Etienne there is a co-operative organization of workingmen controlling a capital of 2,500,000f.

Yet, truth compels the admission that this higher system of productive co-operation has not met with the same success in England that it has in France. The reason of this failure was not insufficiency of capital, but lack of those moral qualities which are necessary to insure success in co-operative undertakings. Men must go into co-operation with feelings of enthusiasm and not merely with an eye to self-advancement. One of the chief necessities in co-operation is subordination to those who have been appointed as leaders.

When I said that the chief hope for the workingmen lay in a great moral movement, I referred to the employer as well as the employee. If such a moral enthusiasm were to seize upon employers as seized upon the sordid hearts of men when Christianity was first promulgated, then employers would assuredly be impelled to make some self-sacrifice for the toiler and for the benefit of their suffering brother man. It will be said that this is not human nature. What is meant by this? The dirty side of human nature! The entire tendency of the present circumstances of life is to compel men, perforce, to be cold, cruel and selfish. Change the present selfish order of

things, and see if human nature is dirty and selfish. Teach the child of to-day that he is to live to do good; that it is his duty to raise his less fortunate brother who lies broken in the dust, and you will find his heart in manhood bloom forth with human love and kindness, as beautiful flowers bloom forth in the spring."

In 1859, M. Godin, of Paris, put up his Familistere, for the accommodation of 300 families. To it were attached a theatre, school-house, etc. The experiment attracted a good deal of attention at the time, because of the prominence of the builder and the radical departure made from all the older methods of benefiting the population. It is a sort of French Rochdale. The workings of the plan have borne out the best hopes of the founder. In 1880 the institution was worth over \$1,000,000. The employees number 1,022. The men have put in nothing but their skill and labor. Now, the workers possess shares, or certificates of savings, representing a capital of nearly 2,000,000 francs, and in twelve years at the present rate of progress will own the entire establishment. Such an experiment might be tried to advantage by some American capitalists, and would very probably lead to more satisfactory results than are to be reached by the ordinary course of investment and employment.

From the Mail and Express, March 13th, 1885 :—Forty years ago, twenty-eight men in Rochdale, England, formed a co-operative society, and began by contributing twopence each per week. Twenty-one years ago there were so many co-operative retail societies in England that a wholesale society was formed at Manchester, to connect the retail societies and furnish them goods. "Its report for the first twenty weeks of 1864," says Prof. Richard T. Ely, in the *Congregationalist*, "showed shares to the value of £2,472 only, sales of £51,857 and profits of £207." The report for the corresponding period of 1884 showed shares, £145,618; deposits and loans, £482,789; sales, £2,147,242; and profits, £23,462. The sales have thus reached the enormous amount of £5,000,000 per annum, while the yearly profits are about £50,000.

In the year 1882 there were in England 962 retail co-operative societies, with 572,610 members, a share capital of £6,928,772 and £1,280,994 in loans, and selling goods to the value of £22,857,434 yearly. Of these, 678 societies, with about 450,000 members, are connected with the "wholesale." It has a paid up capital of £200,000, and owns property—lands, buildings and steamships—worth £305,000.

The central wholesale store is at Manchester, with branches at

Newcastle and London, and it has purchasing and forwarding agencies throughout England and Ireland, and at New York, Copenhagen, Hamburg and Rouen.

The society has heretofore restricted itself mainly to the distribution of products; henceforth it proposes to undertake production as well. It already owns and conducts a biscuit and sweets factory, two soap works and a boot and shoe factory. This list will be extended, so that finally co-operation will occupy all three fields—retail, wholesale and productive. It is only the complete success in the two former branches that could justify venturing upon the latter.

This bare recital of facts and figures will be enough to show American readers something of what co-operation has done and is doing in England. In this country there are very few co-operative enterprises, and most of those started have failed. Perhaps we do not need co-operation here as badly as they do in England, but may come to it after a while. Possibly the American genius is too individual and speculative to succeed in a business where conservatism is the leading principle. At all events, the experience of the English societies prove that co-operative stores can be made successful among a population largely composed of workingmen, and without waiting for the millennium to arrive.

ALL ONE MAN'S WORK.

(From Good Works.)

Delitzsch is one of the humblest towns of Germany; its population, even now, is not more than 8000, and thirty years ago was much less; but from small beginnings among the shoemakers of Delitzsch, in 1850, Herman Schultz has, by faith and patience, created one of the most remarkable social structures of the century. When he died, in the spring of 1883, there were 3500 co-operative societies in Germany organized under his control, besides thousands more in Austria, Italy, Russia and Belgium, which owed their origin to his example, and looked up to him as their father. Those 3500 societies had a membership of 12,000,000, a share capital of £10,000,000, deposits amounting to £21,000,000, and did a total business of £100,000,000 a year.

THE ZOARITES.

A CURIOUS COMMUNITY OF GERMANS LIVING IN OHIO.

(From Letter to the Boston Advertiser.)

About midway between Columbus, Cleveland and Wheeling is Zoar. "Land of Refuge," a stout German boy told me it meant, and anyone who has been here can see why the name was chosen. One cannot travel much in Northern Ohio without hearing of the Zoarites. In 1817 a band of about 250 Germans from Wurtemberg landed in Philadelphia. They were under the head of a man named Pimler, who appears to have been a remarkable character. They acknowledged no other authority whatever than Jesus Christ, and held all things in common. In Philadelphia they found a man who had 5000 acres of land out here to sell. He asked them \$15,000 for it, and, as they wanted to get as far away from everybody as possible, they scraped all their money together and bought it. Only three of those who made the trip over the mountains are now alive. When the colony arrived here no money was left, and they were about broken down. The first thing done was to build a big brick house for Pimler, with walls twenty-two inches thick, which is known all the country round as the palace. Then they went to work clearing off the wood, building houses and shops of all kinds, until they could boast that not one thing necessary in their simple life did they buy.

If the world had left Zoar alone, Pimler and his followers would have been happy. But the country round them filled up. The boys and girls, who had been taught only German in the little village school, had to learn English, while some of them showed a desire to get out of the humdrum little village, where they could look forward to a broader life.

Pimler's idea was to isolate the colony from anyone else. So woolen mills were built, a flour mill, a smithy, and among the men were always mechanics of different trades. He intended to keep his ranks full by additions from home, but introduced, instead, marriage, which, up to that time, had been forbidden. His associates seemed to take his orders without question. For a time he tried taking Americans, but found out that they were too restive to be good for much, so that in late years their numbers have been kept up almost entirely by births. The settlement has numbered as high as 300, but to-day they are slowly decreasing. While Pimler lived he was the government. The religion that he taught them was simple enough. They were to acknowledge no other authority, outside of their own magistrates,

than the Bible. The former, since his death, have consisted of three "trustees," elected for three years, subordinate to a committee of five, which meets only occasionally, and the "trustees" really have things their own way. He prepared a constitution, which is carefully kept from the public view, and by which this little republic is governed. Its chief feature is that so long as three of the society keep together the property is indivisible. In the courts some of the discontented ones have tried to have it divided, but it has been settled that this cannot be done while three hold out.

This is the way they live. No one has any money except the cashier. He is one of the trustees. Everything that is raised is brought to them and put into the storehouse. No one sells a cent's worth but the trustees. Once a year a man is sent to Philadelphia to buy the annual supplies. They are displayed in a large store, tended by two of the young men. If one wants a shoe-lacing, a bedstead or a bushel of corn, no matter what, he goes to a trustee and gets an order. The trustees take care that no one overdraws his fair allowance. If a young couple conclude to marry, a justice is called in, the trustees assign them a house and they begin to draw their supplies from the store. Perhaps they have a baby. The trustees give an order for a cradle, if none of the old ones happen to be out of use at the time. When a death occurs, the carpenter makes the same kind of a wooden coffin that the Zoarites have always used, and they bury him in the little graveyard with a wooden cross at his head.

Occasionally a boy runs away, but the girls do not dare to. What with their beer-making, mills, shops and other industries, the Zoarites are obliged to hire most of their farm work done. Each morning the fifty laborers must meet in the square, and are told off to their work. They manage to keep up the Zoar custom in one thing—the beer they drink.

This community has grown to be very rich as an organization. It owns 7,200 acres of land, which, with the improvements, is worth \$500,000. The live stock and earnings variously invested are of equal value. The Catholic priests hereabouts are trying to convert the community in a body, but thus far without success.

A MODEL GOVERNMENT.

THE CHEROKEES SOLVING THE LAND QUESTION—NO ONE WITHOUT
A HOME.

WASHINGTON, June 27, 1885.—Senator Ingalls, who has just returned from the Indian Territory, whither he went with a sub-committee to investigate certain matters by order of the Senate, speaks with enthusiasm of the condition of the civilized tribes. To a reporter who called upon him this afternoon, he said that the journey had enlightened him with regard to matters of which he had no previous appreciation, although he had once before passed through the Territory. The tribal government was democratic in form, with an elective chief magistrate and an upper and lower House of Legislature, which assembled annually. There were courts with an elective judiciary, and convicted criminals were punished as in communities of whites. There were no laws for the collection of debts, and, as the standard of commercial honor was high, none were needed.

Fifty per cent. of the entire revenue of the Cherokees was spent for educational purposes. Wherever thirteen children could be gathered together, a school-house was built and a teacher with ample qualifications was employed. Two cottages—one for each sex—were maintained, the buildings being of noble proportions and all the appointments creditable. The tribal government not only furnished buildings and paid the teachers, but clothed and fed the pupils. A number of graduates were selected each year and sent, at the public expense, to continue their studies at Yale, Dartmouth, and other high institutions of the East. The utmost good feeling prevailed toward the United States, but no disposition existed to change the relations between the tribes and the nation. It was conceded that the treaties had been faithfully kept by the Government, but there was a feeling of apprehension that the tribal forms of government might be overturned by the admission of white settlers, to which the Indians were earnestly opposed. On the other hand, however, they manifested no objection to the admission of other tribes of Indians to homes in the Indian Territory, and they seemed to think it would be the policy of the government to concentrate the Indians there.

In the Senator's opinion, the Indians seem to have reached the ideal solution of the land question. All the land belongs in common to the tribe, but any citizen may cultivate as much as he chooses, provided he does not come within a quarter of a mile of the tract cultivated by his neighbor. This provision is designed to break up the

tendency to collect in small communities, which was thought to be provocative of idleness. The occupant of the land is its absolute possessor, and may leave it to his children or sell his possessory rights to another citizen, but he may not sell to an outsider, and if he ceases to cultivate, the land reverts to the public domain. This prevents the acquirement of large tracts of land by individuals and removes the danger of the evils which result from land monopolies. The freedmen are better treated than among the Anglo-Saxons, and no civil or political rights are denied.

Senator Ingalls thinks the advantages of the Indian Territory as a farming region have been overstated. It is a beautiful country to look upon, with large forests of oak and other hard woods, which, being free from undergrowths, have the aspect of well kept parks; but much of the country is mountainous and rugged, and the belief prevails among the Indians that if they were to take to the plough universally there would not be arable land enough in their reservation to give them 160 acres each. Among the 70,000 Indians inhabiting that country, there is not a pauper. No person is supported at the public expense, and no one lacks a home. Only one insane person was heard of.

PROSPEROUS FREUDENSTADT.

Every one knows something of the prosperity of Swiss townships, where so many things are in common, but a more remarkable instance of a thriving commune is given by M. de Lavaleye in this month's *Contemporary Review*. It is the township of Freudenstadt, at the foot of the Kniebis, in Baden. There are 1,420 inhabitants, each of whom has as much wood for building purposes and firing as he wishes, while he can send his cattle out to pasture on the common land during the Summer. Schools, churches, thoroughfares and fountains are all maintained by the commune, and every year considerable improvements are made. Five thousand pounds were spent in 1813, for instance, on establishing a new water supply in iron pipes. A hospital, too, has been built, and a pavilion in the market place, where the communal band plays on fête days. The villagers have never paid a single farthing in rates, but, on the contrary, each year a distribution of the surplus revenue is made among them, and each family usually obtains from £2 10s. to £3. All this is done with about 5,000 acres of pine forest and meadow land belonging to the township, a fact which seems to show that communism is not always unfavorable to the production of wealth.—*Pall Mall Gazette*.

APPENDIX, No. 4.

ANARCHISTS AND SOCIALISTS.

The American, New York, Feb. 25, 1885.

EDITOR AMERICAN: Just now there is a great cry about anarchists and socialists and what they propose to do, and there may be more wool in the business than appears on the surface. Hence you have hit a wise plan in offering the use of your paper for these anarchists to rise and explain. I do not belong to any of the socialist organizations, but an intimate acquaintance with many active members leads me to believe that they are becoming a power in the land; and I have heard many Americans say that they did not care how soon a break was made on the present order of things. Americans as well as foreigners can see plainly that so far as protection to labor against the encroachments of privileged monopolies is concerned, our republican government is a failure, although it seems to me Americans by birth are less sensitive to these encroachments than the intelligent foreigner.

The English language fails me in expressing my astonishment, on arriving in New England forty-three years ago. I had left a despotic government that denied me the right of representation in the nation's affairs, while it taxed me to the utmost to sustain its cut-throats enlisted to shoot me down if I rebelled against the inquisition. But the cotton lords of old England were restricted to ten hours a day, and other safeguards were placed around the operatives that were lacking in New England. Judge, then, of my feelings to witness men, women and children running to the mills in Rhode Island, at 4 o'clock A. M., with only 20 minutes for breakfast and 30 for dinner, and then kept at work as long as the sun gave light in midsummer. I was glad there was no Joshua to command the sun to stand still, as the cotton lords would have kept the mills at work and poor slaves would have submitted without a murmur. If I demurred I was told to go back to England if I did not like America.

I grant that it is criminal for foreigners to band together for the purpose of destroying property. It is also criminal in every voter, be he foreign or native born, who neglects to use the ballot for his own

protection. In this country the sun could not rise on the palace of a tyrant unless it set on the cot of a willing slave. But the American must be blind, indeed, who fails to see that anarchy will not long be confined to a mere handful of foreigners if the increase of millionaire non-producers and the millions of homeless wandering producers continues at the present ratio. A proper use of the ballot will remedy many of the evils under which we suffer.

But I agree with the socialists in that the present relationship between capital and labor must be radically changed.

Wealth (labor's product) must become the servant of its producer, and not its master, as now. And the sooner the lovers of peace and justice set about a reconstruction, the sooner shall we get rid of anarchy, for it will have nothing to feed on.

And if the present order of things is to remain, the sooner the American eagle and spread eagle orators depart for a more genial clime the better. A sham republic is as loathsome to me as a real despotism. A benevolent despot would be like a bull in a china shop in Wall Street. What, then, shall we do to be saved?

A. K. Owen, in *The American* of February 11, strikes the key-note that was struck in England forty-five years ago. Evolution, not revolution, is the way out of this discord; and if Americans are too impractical to adopt co-operation, they are too impractical to make proper use of their freedom, and brand themselves ignoble sons of noble sires. Reform, if it comes, must be brought about by men inspired with true American ideas.

From my acquaintance with anarchists and socialists, I am led to believe that they are too visionary and impractical. The majority of them are attempting to reform from without instead of within.

I have addressed them often, or tried to do so, when the jingling of beer glasses and the mingling of songs with a jargon of tongues proved too much for me. I know of no better way to reform the world than for each man to reform one. It may be a slow way to attain reform, but it is the surest way. In conclusion, I say, let on the light. To the millionnaires, I say, grind your mills a little slower; the time is now here when submission is no longer a virtue.

THOMAS W. TAYLOR ("Old Beeswax").

Homestead, Pa., Feb. 1885.

APPENDIX, No. 5.

ELIZABETH, N. J., March 4, 1885.

Highly Esteemed Friend,

Your kind favor of yesterday, inclosing copies of your series of articles on Evolution versus Revolution, is this morning at hand, and I hasten to thank you for so timely and able a contribution to the politico-economic literature of this country.

* * * * *

The superficial reader will doubtless condemn your utterances as the senseless babble of a crank, or the wild visions of an enthusiast. But so far from such being so, they are directly the reverse, being simply the collocation of the teachings of sages of the past, backed by repeated and successful experiments in detached parts or isolated truths. I understand you as proposing to collect and unify them in one science and one demonstration.

Were I disposed to be sincerely critical, I should scold you for not giving more specific authority for your claims, illustrated by historical examples.

For instance, you quote the Guernsey Market experience without referring to the author, Jonathan Duncan, as *the historian of Guernsey*, who on page 166 of his wonderful book on "The British Bank Charter Act," states the incident *in extenso*. You might pertinently have referred to the fact, that while the other works of Mr. Duncan are to be found in every well equipped library of this country, this, his masterpiece, is not to be found therein:

Your reference to the specie basis, idolatry and superstition of the present day, might have been emphasized by the teachings and practices of Lycurgus, the Spartan Law-Giver, of which Prof. Anthon, of Columbia College, says in his "Manual of Grecian Antiquities," page 127, as follows:

"The possession of gold and silver was expressly interdicted to the citizens of Sparta, and how strong was the hold of this ancient custom is seen from the punishment of death which was threatened to those who secretly transgressed it. In Sparta, therefore, the State

was the sole possessor of the precious metals, at least in the shape of coin which it used in the intercourse with foreign nations. The individual citizens, however, who were without the pale of this intercourse, only required and possessed iron coin in a manner precisely similar to that proposed by Plato in '*The Laws*,' namely, that money generally current should be at the disposal of the State, and given out by the magistrates for the purpose of war and foreign travel, and that within the country should be circulated a coinage in itself worthless, which derived its value from public ordinance."

* * * * *

The practical benefits of co-operative effort have been successfully shown, one at a time, by separate demonstrations.

Among such successes may be quoted those of the Shakers, Rappites and other fraternities of this country, and the Rochdale associates of England as to accumulations of wealth. Brook Farm, The North American Phalanx, Pullman City and other associations of this country, and the Familistere of France, show what can be done in aesthetic development. Our national post offices, our city parks and other societary triumphs demonstrate the superior potency of collective over individual efforts.

But why multiply instances which are familiar to you. I weary your patience and must abruptly close.

Yours fraternally,

To

JOHN G. DREW.

ALBERT K. OWEN, ESQ.,

Chief Engineer,

Am. & Mex. Pacific R. R.,

New York City.

HAMMONTON, N. J., March 26th, 1885.

My Dear Owen:

I have yours of the 23d. * * * * Put my name down for 10 shares. * * * * In my opinion if a thousand persons can be gathered together on your platform, there is no question of the success of the enterprise. * * * * The whole movement is advancing in your direction, and I never in my lifetime expected to see so much advance made. * * * * Now the era opens for the advent of a period which shall recognize the impotence of party politics, and rise to the comprehension of the social question. * * We have just arranged for the publication of the translation, by Mrs. Howland, of M. Godin's "*Social Solutions*."

As far as I have become acquainted with your movement it seems to me the best-considered and most promising thing at present.

Yours truly,

EDWARD HOWLAND.

ADDISON, N. Y., March 5th, 1885.

ALBERT K. OWEN,

Dear Sir:

I received your three articles in "The American" and, also, the pamphlet in regard to "Extracts from newspapers and letters." I was so interested that it was three o'clock before I fell asleep in the train on my way home. I shall look for your next article with anxiety. I was the most interested in your Co-operative System by which you intend to govern your city. I see no reason why the whole industry of a city cannot be carried on just as well as 30,000 employees of a large Railroad Corporation. And I am of the opinion that your system would save enough by doing away with the friction that our present competitive system engenders. In fact, I am of the opinion that there could be enough saved from this source alone to build a large city in a very short time. When you are prepared to open your books, I want one of those \$10 shares. I will have that if I have to mortgage the cook stove, because I think it is the most perfect thing that I have read, not only that, but it is so far ahead of anything that has so far been attempted. Hoping that it may prove a success, I remain,

Respectfully yours,

RALPH BEAUMONT.

WASHINGTON, D. C., March 23d, 1885.

Dear Owen:

I have had no direct intelligence from you for a long time, but have enjoyed recently your articles in *The American*. You know that my whole heart is with you in this work.

* * * * *

Nothing would more delight me than to be free to join hands with you and devote all my energies to the Grand Scheme so well set forth in your papers. It is founded on true principles and will succeed.

Your friend,

EDWARD DANIEL.

Dr. Wm. H. Muller, of Pennsylvania, says: "I cannot tell you how greatly I am delighted with the proposed movement. For 40 years association has been to me a grand dream, which I never doubted would be realized, and when I first read of Mr. Godin's enterprise, I found that it *was*.—And here is another undertaking, on a yet larger scale, projected by Mr. Owen. It seems to have been well thought out in detail, and indeed there seems no reason as yet apparent why it should not succeed. But in such an enterprise and on so large a scale it is simply *impossible* to use too much caution and foresight and provision for unexpected contingencies that cannot fail to arrive, and if not thoroughly provided for, the whole thing may be wrecked. We see by the daily papers that whenever a number of persons come together for a common end as in business partnerships, and for any purpose whatever, there are sure to arise misunderstandings and contentions, lawsuits and no end of trouble. To get along peaceably is the exception. And so it will be a wise plan to anticipate trouble even in this attempt at co-operation—that is in the start. When once well under way, all the machinery in its place, there will be less danger of rupture."

60 Ann Street,
NEW YORK, March 11th, 1885.

PARKE GODWIN, Esq.

Dear Sir:

This will introduce Albert K. Owen, Chief Engineer of the new railroad across Mexico.

He is a firm Co-operator, and has a fine plan for co-operative work in connection with his road.

I have known Mr. Owen for ten years as a practical, energetic, benevolent man.

I think his scheme will suit you exactly.

Truly yours,

SAMUEL LEAVITT.

30 Lafayette Place,
NEW YORK, 4-16-'85.

Mr. Henry George,

Dear Mr. George,

Let me introduce to you my old friend Mr. Albert K. Owen, Chief Engineer of the American & Mexican Pacific

R. R. Co., a man whom you will be glad to know—for he is made of just the saltiest of the salt of the earth.

Ever yours truly,

JAMES REDPATH.

Philadelphia, 4—22—1885.

My Dear Friend,

My delay in writing to you about your great project on the *Pacific* is because I find it difficult to express the wonder that your description of it excites,—not only in its detail, but in the extent that it embraces. I mean in *ideas*, and not geographical. I have no doubt you will find many people whose sympathies are largely with you, and who would take hold of the enterprise but that their sympathies in other directions, and their attractions, habits, and responsibilities prevent it. It is just what we are all hoping for—a sort of heaven on earth—always just within our grasp and seldom reached. If you can harmonize the various dispositions, and dovetail the “angularisms” of Humanity, you will do as much in the *execution* of your project as you have in the planning of it. I am glad to see that you appeal less to the selfishness of Humanity and more to its ennobling qualities. The more I read of your paper the more I am surprised at your adjusting qualities.

Before I was 50 years of age, and I celebrated my 50th birthday in reading late at night the first news of the *Bull Run* battle (it was July 21st 1861), I did not feel that I should *ever* get old. Then and for sometime afterwards I grew a year older each year, and now I grow two years older every 12 months; and I dare not allow myself to entertain a thought of doing more toward your enterprise than to wish it well, which I do very heartily, etc., etc.

E. M. DAVIS.

To A. K. Owen,

New York City.

APPENDIX, No. 6.)

FRANCE.

(“*The Press*.”—*Philadelphia*, Jan, 1885.)

This is Mr. Henri Rochefort's review of the past year. “The year snishes in the mud,” he says. “It will have cost as much money, as many dead, and more shame than the year of the German war. It has been marked by plagues of all sorts—the cholera, massacres in Tong-king, the repulses at Formosa, the ruin of the finances, the bankruptcy of several Senators and Deputies, the refusal of the swindlers of the majority in the Chamber to vote the budget, and, finally, the robbery of a milliard committed by the President of the Council, with the complicity of the ignoble gang who recognize him as their chief. Never at any epoch, or under any government, in any country, has such a heap of crimes, of frauds, of piracies, and of assassinations been perpetrated as in France, between the New Year's Day and the St. Sylvester's Day of 1884.”

(“*The Press*.”—*Philadelphia*, Aug. 1885.)

—“There are,” says the *Paris National*, “in France 36,000,000 of human beings who work hard from morning to evening, and do harm to no one. There are besides in this country 300,000 rascals who rob and murder, and who pass by the name of the army of crime. There are, furthermore, in France 300,000 politicians whose sole occupation is to excite class against class, and whose avowed aim is the destruction of every existing institution. With regard to the 36,000,000 of Frenchmen, nobody pays any attention to them; but the other 600,000 are the object of the most careful solicitude on the part of the governing classes.”

CUBA.

(*The Two Republics*.—*Mexico City*, Feb. 19th, 1885.)

The condition of Cuba is truly lamentable. A correspondent and a native of that island writes to a friend abroad, sketching the existing

situation in colors of the gloomiest hue. "This beautiful country," he writes, "that but lately attracted the admiring gaze of the world, is decaying, is sinking into death. The commerce, the wealth, the great prosperity and credit that its merchants and planters enjoyed from 1832, to 1876, all have terminated. During the year 1884, more than 1,700 business houses have fallen into bankruptcy. More than five thousand vacant houses are to-day counted in Havana. Cuba has never before witnessed the frightful misery that to-day everywhere prevails. From this misery results an alarming increase of crime; of prostitution, without example in the history of this people, of a hopeless discouragement that threatens social annihilation. The harbors, once so full of ships, where could be seen the flags of all nations, are deserted; only the colors of Spain, and occasionally those of America and England are now seen in our ports. Hope of the future has almost vanished, and about all that remains is a yearning to escape ruin by abandoning the island." It is stated that all eyes are now turned toward Mexico as a country in which to settle. Emigration has indeed already commenced and many tobacco raisers have abandoned Cuban soil to seek that of Mexico. The emigration, even of the better-to-do classes, is so surprising that the movement has been compared to that of 1868, when so many thousands of Cuba's sons fled from the rigor of despotism. Members of the present government, witness with mingled feelings of pain and pleasure a movement that is transferring capital as well as the best people from this ruined island to Mexico in search of new industries, or to establish the enterprises that are hopelessly ruined in Cuba.

(New York Tribune. Aug., 1885.)

I am told that Cuba has not paid her civil list a salary for five months, or her army for three. She has a debt of \$46,000,000, and a yearly deficit which is swelling that amount at a rapid rate. Cuba is systematically robbed by Spain. Her people, however, do not foot all the bills, although their share is heavy enough. Cuba is a convenient bank through which Spain frequently draws on the United States. It is a curiosity of our relations with Cuba that we sell wheat to Spain, which, after being ground into flour, is shipped to Havana, and sold at a profit. Wheat has been shipped from this country to Liverpool, thence to Spain, and then as flour to Cuba, and has returned a profit on each transaction. Flour used to cost \$22 to \$25 a barrel in Havana. When it is \$6 in New York, with a duty of \$4, it then costs about \$12 in Cuba. The Spaniard gets the profit, at our

expense in trade. I am told that in all the issues of Cuban money vast overissues have been made. A few years ago there was an issue of paper money, the printing of which was intrusted to United States establishments, and \$14,000,000 were printed in addition to the authorization, and were duly signed by corrupt officials who divided the millions among themselves. The Captain-General during whose Administration this financial stroke was made came to Cuba in abject poverty, and went back to Spain in a year and a half worth two and a half millions of dollars.

(" *The Sun*."—August 25, 1885,)

There is hardly a spot on this globe to which clings so much of the romance of story and of song as to the rocky and picturesque old Spanish province of Grenada. Every reader of its eventful history must many times have longed to visit it, and he keeps a place apart for it in his memory. To-day it presents one of the most pitiable spectacles in the world. Its inhabitants, yet suffering from the effects of the frightful earthquakes which raced up and down the line of the Sierra Nevada Mountains last winter, rending the earth with strange fury, and tumbling cities and villages into ruins, are now at the mercy of the cholera scourage, without doctors or nurses, without medicines to help the suffering, or coffins to contain the dead. Dead and dying lie in the streets and gutters, and there is nobody to remove them but convicts and soldiers driven to the work by the orders of the government.

It requires a strong effort of the imagination for persons living beyond the reach of this plague to picture such scenes as are now being enacted under the blazing sun of southern Spain. It is a spectacle to excite the pity of the world. Well may the beholder recall the burden of the old Moorish lament, "Woe is me, Alhama!"

DECLINE OF THE RUSSIAN NOBILITY.

St. Petersburg Correspondence New York Sun.

It is a general opinion of the best observers here that the Russian nobleman is fast degenerating. He is bound to yield his place to a new blood. Public schools, colleges and universities of to-day are preparing here a new generation of boys who boldly push to the front, not the least abashed that their families are not inscribed in any "velvet book." No matter whether this homo novus is the son of a village

priest or of a country physician, or of a merchant, or a tradesman, or of a peasant, or of a Government clerk, he is bound to get his due by virtue of his education and personal ability and energy. In his rescript issued on the occasion of the nobles' jubilee (May 3), the Czar has virtually admitted that his titled class of people is in a state of hopeless bankruptcy, and in order to save their lands from the hands of speculators he has ordered the establishment of a special Nobles' Land Bank, by means of which the State will be the sole creditor of the bankrupted nobles. Recently in a Moscow court there figured a certain Prince Galitzin. He was tried and condemned for a petty crime. Prince Mestchersky in his *Citizen* on that occasion said: "I remember very well when this Prince Galitzin, a brilliant officer of the Imperial Guard, by marriage came into relations with such families as Count Kusheloff's and Stroganoff's. And now the same Prince is proved a common swindler! Is he an exception to a general rule? Not at all. There is a direct relation between the criminal and his own titled class. The high life of to-day is not what it used to be a quarter of a century ago. Formerly our nobles valued most noble principles, *and now all prostrate themselves before the golden calf*. Honor, honesty, duty, everything is put on the altar of that deity. They do not mind borrowing money under worthless pledges. They are ready to dishonor their family name every day provided they will get by so doing money for women, champagne, horses and similar dissipation." Such are the Russian nobles of to-day according to the *Citizen*, and yet the Czar urges them to see to it that the children of the country at large be brought up in the rules of honor, honesty and faith.

Gen. R. Brinkerhoff declares that we cannot blink at the fearful fact that the tide of crime is rising. He would gladly doubt it, and figure it away, if he could, but the statistics are pitiless. National, State and county statistics all concur that the flood of crime creeps upward year by year. "It must be checked or it will overwhelm us," he exclaims.

THE UNITED STATES.

The Rev. Dr. Henry M. Scudder, of Chicago, who was for many years a missionary in India, expresses the opinion that for "unmixed wickedness and utter moral depravity, no city of Asia could equal Chicago or New York," and that this continent has a class of villains, "lower and meaner than the lowest and meanest in India or China."

Cincinnati Enquirer:—A well known professional “sport” recently estimated the number of men in Cincinnati who lived by gambling—that is, men who did nothing but gamble, and never earned a cent at any legitimate business—at 1,000. This included gambling house proprietors, employees, cappers, outside men, etc., but it did not include those who combine business with gambling, and the many men who play poker beyond the reach of police regulation. The “sport’s” estimate was probably a low one, but it was appalling enough.

Mr. Lawrence said:—“If there is any place in the world that represents Sodom and Gomorrah, it is Boston, to-night (Feb. 13th, 1885). If there is any place in the next life where the punishment is more severe than any other, it must be for those who, for the sake of money, corrupt our youth and destroy their body and souls. You cannot conceive of the depravity until you see it.” Mr. Lawrence said that he is a member of twenty-seven charitable societies.

SEATTLE, King’s Co., Washington Territory,

August 15th, 1885.

Mr. Owen:

I have examined the whole country from the Mississippi to Puget Sound, over the Northern Pacific R. R. The whole region is grand, beautiful and capable of supporting millions. The policy adopted by the Northern Pacific R. R. and other monopolies has doomed the whole country from being prosperous, and therefore no one should come out here and settle until a change for the better. How are matters getting along with you in your new enterprise? Write me all the particulars as I am interested in its welfare. All well. Address as above to,

PETER P. GOOD.

ENGLAND.

CARLYLE, whose mortal remains English authorities were desirous to honor as one of the “chosen of the crown,” uses these words regarding the English people:—

“British industrial existence seems fast becoming one vast prison-swamp of reeking pestilence, physical and moral—a hideous living golgotha of souls and bodies buried alive; such as Curtius’ gulf, communicating with the nether deep the sun never shown upon till now. “Thirty thousand outcast needle women working themselves

swiftly to death, and three million paupers rotting in forced idleness, helping the needle-women to die. These are but items in the sad ledger of despair."

What a terrible commentary is this upon English statesmanship and professed Christian principles, upon a government claiming to be a model of perfection to be imitated of all men.

(*"The Sun."*—Sept. 9, 1885.)

The *Lancet* lately gave a dreadful picture of the unsanitary plight of Windsor. It entirely agrees with the report made by a special agent of the *Builder* fourteen years ago, and is confirmed by a well-known Windsor clergyman who writes: "In South Place in this town there are forty-two houses with a population varying from 170 to 210. To these forty-two houses there are fourteen closets, all without water. Ten of these houses have no 'backs,' no sinks, no closets. All are without water. There are in these ten houses just fifty people without the common decencies of life." The medical officer admits all this, but adds: "I do not feel justified in condemning these houses as unfit for habitation." Such is royal Windsor. No wonder the Prince of Wales got his typhoid there.

LONDON'S HORRIBLE TRAFFIC IN WOMEN

(*London Special to the New York Evening Post.*)

An extraordinary revelation has just burst upon us through the *Pall Mall Gazette*. This paper created a sensation last Saturday, July '85, by "A Frank Warning to Our Readers," saying that as the criminal law amendment to the bill to increase the age at which a female can become a consenting party to unlawful cohabitation seemed likely not to pass, it had determined to lay the case for it before the public, and it warned its readers who wished still to live in a false heaven of purity not to read the *Pall Mall Gazette* for three days. To-day it prints five pages on the subject entitled "The Maiden Tribute of Modern Babylon." An editorial entitled "We bid You be of Hope" says: "If chivalry is extinct and Christianity effete, there is still another enthusiasm to which we may with confidence appeal, namely, the combined forces of democracy and socialism." I have just had a long interview with Mr. Stead, the editor. His investigation began months ago. All were conducted by members of his staff, with one outsider. The total expense was over £300. He said: "I have oscillated for

months between bishops and brothels. The tale he tells is far too horrible for me to repeat. I recognize fully all the harm I shall do," said Mr. Stead, "but the certain good will be immeasurably greater. We shall pass the bill, but after what I have gone through none of us will ever be the same men again." Mr. Stead gives his personal word as a voucher of the absolute accuracy of the whole revelation. "The case," said he, "is much understated." After receiving assurance that the information given will not be made use of for criminal proceedings he is prepared to give names, dates and proofs to either the Archbishop of Canterbury, Cardinal Manning, Earl of Shaftesbury, Samuel Morley, M. P., Dalhousie or Howard Vincent, as representing the English Church, the Catholics, philanthropy and nonconformity, Mr. Stead says: "I will go to prison many times if subpœnaed before publishing the names of people who have given us the details. I am an investigator, not an informer; but all the same I have my hand on a veritable modern Minotaur who lives in Piccadilly." As regards the details of these articles, of which four or five pages each will appear in the next three days, they are filled with horrors positively indescribable. The articles are classified into (1) the sale, purchase and violation of children; (2) procuration; (3) the entrapping and ruining of women; (4) an international slave trade in girls; (5) atrocities and brutalities. "The significant thing is," said Mr. Stead, "that there has not been the slightest interference by the police in all the crimes which we pretended to want to commit. The only time they stopped us was when we tried to rescue one of the victims."

LONDON COMPARED TO SODOM.

:(Mr. Spurgeon's Exposition of British Immorality in High Places.)

LONDON, June 27.—The Reverend Mr. Spurgeon has produced a profound sensation by an article over his signature in to-day's issue of the "Monthly Review." In this the great preacher narrates in detail the story of the death last year of Justice Williams in a brothel and the disclosures brought out in the Jeffries case. He makes these examples from high official life the basis of a denunciation of English immorality, and he says :—

"Sodom in its most putrid days could scarce exceed London for vice, To our infinite disgust and horror the names of the greatest in the land are openly mentioned in connection with the filthiest debauchery and the most hideous evil that drag in the wake of vice. These

things are alleged to be the chosen luxury of certain hereditary legislators and rulers in England. Woe unto thee, England, when thy great ones love the harlot's housetop! Deep is our shame when we know that our judges are not clean and that social purity is put to the blush by magistrates of no mean degree! Yea, that courts of justice lend themselves to covering up and hushing up iniquities great! Shall not God be grieved by such a nation as this? What is coming over us? What clouds are darkening our sky?"

(*The Evening Bulletin.*)

PHILA. July 24 '85, Thomas Carlyle, in his "History of the French Revolution," utters what may prudently be taken as a warning by the present degraded nobility of Great Britain. Some French nobles spoke disparagingly and even in ridicule of a certain work called "The Social Contract" and written by Jean Jacques Rousseau, who called for a reform in morals and in government. The second edition of that book, said Carlyle, was bound in the skins of those aristocratic sneerers. There are many members of the British aristocracy to-day not a whit less corrupt and perverse and arrogant than those despicable creatures who were swept out of existence by the whirlwind of the French Revolution. Let them beware how they exasperate the common-sense of England beyond endurance. There is approaching a tremendous downfall of shams, of Established Church, of hereditary legislation, of privileged sensualism, perhaps of monarchy itself. It rests with the shams whether they will accept elimination peacefully, or, by pushing their outrages to an extreme, bring down upon themselves an avalanche in which they will be violently destroyed.

(*The Evening Post.*)

NEW YORK, July 1, 1885.—If our own finances, says the *Pall Mall Gazette*, are to be regarded as in disorder—which they certainly are—owing to a deficit of fifteen millions, which has yet to be dealt with, what is to be said of those of France, with her twenty odd millions of deficit, which she is making no preparations to meet by fresh taxation? The growth of the French debt is indeed something appalling. When M. Léon Say was Finance Minister he consolidated a large floating debt, and the total of the consolidated debt then stood at £880,000,000, 20 per cent more than our own. Since then—in only three years—another floating debt has sprung up, which by the end of the present year is likely to attain £80,000,000. Already one-third of the ordinary budget, which stands at the enormous figure of £120,000,000

is required for the services of the regular debt. What is to be done Few people as yet realize how fast old Europe, with its most civilized countries in the van, is careering toward the abyss of bankruptcy.

ENGLAND HIRES HER SLAVES.

(From the London World.)

Not fifty miles from London there is a rural postman who, twenty years ago, was thought to be medically unfit for a permanent appointment. He was, therefore, made a *temporary* letter-carrier. His wages are twelve shillings a week. He has to walk thirty-five miles a day. He is liable to instant dismissal, is not eligible for any pension and enjoys no annual holiday. In England we do not buy or sell our slaves ; we only hire them temporarily.

THE REAL SLAVES OF EVERY GREAT CITY.

(From the Pall Mall Gazette.)

How often—if we could lift up the veil that shuts out the hidden secrets of family life, if we could penetrate into the inmost recesses of the lives lived out by many of the unfortunates in the sweater's den of the East-end, if we could for one moment get at the back of the doctor's certificate on the death register, not only of these, but of our 'bus and tram-men, nearly 24,000 of whom are without a Sunday—should we find that death came not from natural causes, but from murder, not from the visitation of God, but from the fiendish brutality of those whom He once created in His own image—those, in fact, who grind men's bones, and tax the blood of prostitutes, not to get bread, but that they may glut themselves with gold.

By the last Victoria, Australia, census, there are shown to be in that province 11,945 single women to every 10,000 single men, a remarkable circumstance for a new country. It is also curious, but true, that in New South Wales, Tasmania, and Western Australia, the three colonies to which criminals were formerly transported, crime is more common than in colonies free from the taint. In Australia the number of prisoners per 10,000 population is ; Roman Catholics, 28.23 per cent ; Protestants, 12.29 ; Hebrews, 10.85, and all others, 15.07 per cent. Not much to the credit of Great Britain are the figures show-

ing the native Australians and Chinese contributed far below their proportion of the inmates of prisons. Scotland contributed slightly more, while England furnished 50 and Ireland 118 per cent.

The depression of the coal trade in South Wales is so serious, that over 40,000 men are affected by it. The national industries of England are at a low ebb, and the lessened output of coal, which arose through a decreased activity in manufacture, is taken as special evidence of an undesirable and very grave condition.

Canadian papers contain some harrowing details of cruel evictions in that country. Irish history in its worst form is being written at present in the Dominion. Poor tenants have been thrown out on the wayside, houseless and homeless, in the orthodox Irish fashion before the coming of the Land League. These imitators of the old school of landlords, are the Hudson Bay Company, who are, says the *Winnipeg Times*, at present engaged in tearing down the shanties on their property in pursuance of a notice to vacate served on the squatters some time ago.

Copenhagen has been suffering a similar exposure to that of the *Pall Mall Gazette*, with the more speedy result that ten culprits were arrested and two committed suicide. A professor in the University, the president of the leading scientific society, an eminent author, several wealthy merchants and one or two magistrates were publicly charged with the crimes.

The Swiss carry their economy to the length of inhumanity. The public hiring-out of children to the lowest bidder, still obtains in the Canton of Berne. A case of this kind is reported from Biel, where the public crier, despite the tears and entreaties of the widowed mother, placed her four young children of 10, 8, 6, and 2 years for 28, 31, 40, and 70 francs respectively, for the remainder of the year, thus separating the family for fear the woman might become a burden on the town.

Belgium affords the worst example in Europe of the harm from over-indulgence in alcoholic stimulants. The sale of liquor has been more than trebled in the last fifty years. While the population has advanced only from 3,500,000 to 5,500,000, the consumption of spirits, wine and beer, for 1881 amounted in value to 475,000,000f. Although the country is so small, it contained, in 1880 no fewer than

125,000 places devoted to the sale of intoxicating liquors. There was a public house on the average, for every twelve or thirteen grown up males. The suicides rose from fifty-four per million inhabitants in 1848 to eighty in 1880. The lunatics advanced from 720 per million inhabitants in 1846 to 1470 in 1881.

JAPAN.

Mr. Hazi (the chief of a Japanese Commission), who visited New York, Dec. 1884, on being interviewed by a reporter for the *Herald*, spoke thus of the condition of the poor in Japan :

"Is Japan, then, so very far behind American civilization?" asked the reporter.

"Oh, very far," said Mr. Hazi. "In Japan the comforts of life are very few. We have scarcely any railroads or steamboats, and the best we have are way, way behind the worst that one can find in this country. There is one advantage, though, that Japan has over America, and that is that it has no really poor people. In New York, and in every other American city that I have been in, it is impossible to walk more than half-a-dozen blocks without being stopped by some wretched-looking creature and asked for money enough to buy a dinner or a lodging. Now, in Japan you never see a beggar on the street; not because the government locks them up, but because there really are no absolutely poor people in Japan. There is much more wealth in America than in Japan, but there is also a great deal more misery and poverty, and I think that if one could make an average of the two countries he would find that there is greater individual happiness in Japan than in America. Japan is a heathen, not a 'Christian' country."

Lately Japan has been building railways and making internal improvements by means of credits borrowed on bonds held in England, and this is the picture that that beautiful country now presents:

The Sun, Sept. 10, '85. "Hard Times in Japan."—(*From the Japan Herald*.)—The country is embarrassed from end to end. A decrease in the farmers' rents is said to be contemplated by the Cabinet as almost imperative, but then with a view of making up a portion of the deficiency which such a remission would create, soy and cakes are threatened with the hand of the tax gatherer. In the native papers paragraphs meet the eye in which whole villages are reputed to be reduced to destitution, and the *Hochi Shimbun* declares that "the paupers wandering about Tokio are now numbered by thousands." Of the sad state of affairs in the country districts some idea may be

formed from a statement published in the last issue of the *Fiji Shimpō* to the effect that by recent investigations the arrivals of men who have come to the metropolis as jinrikisha coolies during the last few months have reached 8,000, which go to swell the redundant number of those engaged in that precarious occupation for a livelihood. Additional evidence is afforded of the pressure of poverty by the numbers far in excess of requirements, offering to emigrate to Honolulu and to Yesso, which latter, from the severity and duration of its winters does not recommend itself to the inhabitants of the main island.

APPENDIX, No. 7.

A GLANCE AT MEXICO—ITS SITUATION—ITS FUTURE.

A K. Owen salutes General Manuel Gonzalez, President of the United Mexican States, and in behalf of the Texas-Topolobampo-Pacific Railroad and Telegraph Company, thanks President Gonzales, and through him, Senor Manuel Fernandez y Leal, and those in authority, for the prompt and courteous attention with which the company's business has been received and despatched. Let Mexico be assured that the company appreciates the favors which have been granted it, and in fulfilling its part of the contract, will endeavor to be faithful to its conditions in every particular.

Mexico is a country so interesting in its future, so unique in its geographical and commercial relations to continents, to oceans and to peoples, that on an occasion so appropriate as this, and on the eve of leaving your good capital for the United States, your friend desires to say a few words relative thereto.

The United States, during the past century, has occupied, in the New World, the centre of attraction, and has absorbed the greater part of the interest and the immigration ; has fostered inventions, improved its instruments of payments, and has encouraged most the association of intelligent labor : and rapid and marvelous has been the mechanical and business development of its people. While the United States controls a very large portion of the total area of North America, and a population of fifty millions of people, composed of all nationalities, there are seven other republics on our continent containing a vast area, and about eleven millions of inhabitants, all of whom speak the Spanish language. North of the United States there is another great area containing four millions of people who speak the English and French languages. Altogether, the continent of North America has nine distinct nationalities, an area of eight million square miles, and sixty-five millions of people.

Our twin continent in the New World—South America—is represented by fourteen distinct nationalities, who speak the Spanish and

Portuguese languages. They number twenty millions, and their territory contains seven million square miles. The New World—North and South America connected by the Isthmus of Panama—therefore contains twenty-three distinct nationalities, mostly republics, eighty-five millions of people, and an area of fifteen million square miles. This area equals that of the continent of Europe four times, and is three-tenths of the whole land space of the globe. Three-fifths of this entire area consists of valleys, prairies and plains of inexhaustible fertility, while three-fifths of the surface of Europe are covered with mountains and unavailable lands.

Mr. President! Mexico, with her area of 863,000 square miles and her ten millions of willing and industrious people, stands in the midst of this area—almost in the centre of this great population, for two distinct nationalities and fifty-four millions of English and French speaking people live to the north of her, and twenty distinct nationalities and twenty-one and one-half millions of the Spanish and Portuguese speaking people live to the south of her; and as Mexico is in the direct highway, is at the half-way station between them, these peoples must pass through her States to associate and to exchange.

These Spanish and Portuguese talking people and these English and French speaking populations are neighbors, are brothers, are fellow pioneers in a New World. The love of discovery, the search for gold and silver, the restlessness for adventure, the pride for conquest and the desire to spread the Roman Catholic religion, brought the Spaniards and the Portuguese to these, our continents, full half a century earlier than the Pilgrim fathers came to the barren, uninviting shores of New England; but it has been the misfortune of these good people to perpetuate the social life, the customs and the crude civilization of three centuries ago, and to share but little, if any, in the mechanical progress so brilliant and enriching to the United States and to the Canadas.

The railroads have been the basis for the great advancement which has taken place among the people living to the north of Mexico. The railroads have facilitated, cheapened and made comfortable intercourse, and have encouraged and fostered the diversification of home industries; and the diversification of home industries has developed the physical forces, and has given character to the manhood and to the womanhood of our English and French speaking people. The same ways with improved means will push the Spanish and Portuguese speaking people to a much higher civilization, for here, in Mexico, particularly, and measurably in the States to the South, the climates and the natural resources are better and greater than in the

States to the North; and in them it may be that Almighty causes have designed that the race shall be perfected. In them already nature unassisted has done more for the floral, plant and fruit kingdoms than in most other districts on this earth; and it is in them that we find the birds of Paradise. And may it not be that here, too, one day, will be developed the grandest men and the noblest women. In them we have the land of the South, "the land of the Sun"—the everlasting source of warmth, of light, of color, of growth, of life—and with a mechanical basis and under modern skilled direction, why should we not have in Mexico and in the States to the South the land of intelligent thought, co-operative action and equitable distribution?

The enlightening influences of the railroads are powerful. We owe it to them that local prejudices and that those of race are disappearing; to them that diffusion of progressive ideas which will distinguish the nineteenth from all the centuries which have gone before; to them the suppression throughout all Europe of the passport system and of the simplification of Custom House regulations—two annoying hindrances to liberty and to travel. And railroads will yet make all the people of this New World shake hands, eat together, and be brothers in a common cause—in the cause of humanity—in the cause of bettering the physical condition of each other. Railroads, by facilitating our ways of intercourse, and by bringing us constantly and agreeably together, will make us speak one language, sing the same songs, laugh at the same jokes, bow in respect to one God, and be at home at each other's fireside.

The course of empire, of trade, of conquest, has been along parallels of latitude. The course of friendship, of commerce, of interdependence will be along parallels of longitude—for their sections within narrow zones are opposites, and opposites, like man and woman, are necessary one to the other, hence love and interdependence one with the other—uniting the North with the South, the Saxon with the Latin, the supplement with its complement, winter land with summer land, the new with the old; and may Providence bless and prosper every one and all circumstances which may hasten and strengthen so greatly needed a result.

A glance at Mexico and her position in the Old World—with Europe and with Asia—will complete the picture essayed in this sketch; not in its shadows and lights, but simply in its outlines. A better artist must do the colors. It would be but a daub were more attempted on this occasion.

Had there been no continent for Columbus to discover, there would have been from Spain westward to Japan, China, British India

and Australia one vast unbroken waste of waters covering more than 200 degrees of longitude and an area of about 14,000 miles square. The United States and Mexico interpose between the Occident and the Orient. The South Atlantic and the Mexican Gulf States of the first, and the Eastern border and California Gulf States of the latter stand in the "West Passage," in the channel of the long-hoped-for "Secret Straits," in the direct route from Europe to Asia. And these facts bespeak for Mexico no small importance, no little influence in the great commercial race of the near future.

In years now old, Egypt was to the nations of the Mediterranean and to those of the "Far East" as Mexico, in years to come, will be to the nations of Western Europe and to those of Eastern Asia—Mexico will be their best portage. Across Mexico, France, Germany, Belgium, Italy, Spain and Great Britain have greater natural advantages and better distances in regard to time and comfort to Japan, China, British India and Australia than by any other commercial lines, and when modern facilities are completed across Mexico, on well selected routes, a large portion of the \$1,725,000,000 worth of exports from the Pacific shores of Asia and from Oceania will be attracted across Mexico to exchange for the finished manufactures of the nations living on the shores of the Atlantic; and as this commerce is the most lucrative of all exchange it will enrich every locality where it touches or rests.

Eighteen hundred and more years ago, when naked savages festered and feudalized in the islands now known as Great Britain, and in the greater part of the continent now known as Europe; Carthage and the Peninsula nations of the Mediterranean—those people living in Asia Minor, Greece, Italy, Spain—had well selected routes across Persia, Tartary, Syria and Egypt, to China and India; and along those routes there arose metropolitan cities and great trade centers—cities, the ruins of which show a grandeur unknown to modern times; trade centers where the merchants of Europe and Asia met to greet one another and to exchange.

The Portuguese, the Spaniards, the Dutch and the English, however, were driven to new and to ocean routes to reach India and China. The old caravan roads were deserted, and those nations living between the Mediterranean and the Himalayas, between the Black Sea and the Wall of China, grew weak, broke into fragments and perished, and Lisbon, Amsterdam and London became the Carthage, the Venice, the Athens, the Rome of the new era, and New York, Sydney and Melbourne became the halting places for this com-

merce, and hence, they in their turn, became the Alexandria, the Bagdad, the Persepolis, the Byzantium of our day.

But years before the Christian era, far back into the night of ages, when Ellephanta, Ellora and Agra were magnificent and powerful centers of dominion, their merchants had a portage across Mexico, through Oaxaca, Tobasco, Chiapas, Campeche and Yucatan, to the Mediterranean and Euxine Nations, and the line of this portage is marked with as imposing piles of edifices at Palanque, Mitla, Chichen-Itza, Uxmal, as one can find at Baalbec, Arabia Petræa, Palmyra, Philæ; and Mr. President! what has been will be again, if like circumstances are directed by like intelligences.

Wherever and whenever the western nations have exchanged with the eastern people—wherever and whenever the Occident has selected a route to go to the Orient, there and then and among all people, have been built great centres of civilization; there and then have learning and arts been advanced; there and then have the people been pushed to a higher plane of thought and action, and as it has been in the past, so is it in the present, and so will it be, with increased advantages and security and permanency, under skilled inventions, applications and combinations, in the future.

The destiny of Mexico is grandeur! The people of Mexico shall yet diversify their home industries, and then they shall be free, comparatively, from the workshops of other lands, and with industrial freedom they shall be great. It is not independence of, nor dependence upon, but it is interdependence with other nations for which Mexico must struggle. If the Mexican people advance as resolutely and as uncompromisingly for industrial and financial freedom as they did for political independence, rapid and certain will be their ascendancy over those people and nations who ride with their backs to the locomotive engine and never see anything until it has passed.

The Architect of the universe has placed Mexico in the direct route between continents, between oceans, between zones. It does not take a prophet to foretell her future. The "hand-writing" is plainly written in the wake of the ships as they pass into the "commercial currents" and into the "trade winds" of the Atlantic and Pacific Oceans. If British India is the "jewel pendent" of Asia, Mexico is the "jewel bracelet" to America, North and South—it is the clasp in the chain which binds the English and French speaking peoples of the cold countries with the Spanish and Portuguese talking peoples of the warmer lands—it is the connecting key which unites the land where music is but harmony with the countries where music is melody. Mexico is the half-way station between nations and between conti-

nents. Mexico is the portage between Islands and between Seas. Mexico is the mid-ocean resting place for the millions of Europe and the hundreds of millions of Asia; and these circumstances bespeak for Mexico great wealth, great opulence. When Mexico's system of railroads is completed, East and West, North and South, is controlled by the government in the spirit of equity, and is made the basis for the diversification of home industries and the security for the nation's credit, then the people of the earth will come, by common consent, to Mexico to exchange courtesies, to negotiate business; for Mexico will then be a mutually accepted rendezvous for the merchants of the world; and here will be the commercial clearing-house for the nations of two hemispheres, for the same reason that Novogorod, at the junction of the Volga and Don, is the accepted mart of exchange for the merchants of Russia and China. In Mexico will be made the introductions, here will be given the hand-shakings, here will be formed the friendships which, in their own good time, will bring "peace on earth and good will to mankind."

Mr. President! such is the destiny of Anahuac. A greater, a surer one no other country has so many advantages to build upon.

As an humble member of the missionaries in this great work of progress, "the Texas-Topolobampo-Pacific Railroad and Telegraph Company," will assist all and any co-operator in the cause of Mexico, commerce and friendship.

HOTEL ITURBIDE, Mexico City, Mexico, June 9th, 1881.

APPENDIX, No. 8.

THE GUERNSEY MARKET HOUSE.

A. K. OWEN (1879) : It remains but to furnish the ways and means of payment for the completion of the plans suggested. It is asked that impartial consideration now be given. The subject is one fraught with difficulty only because people will insist upon acting as their ancestors did in regard to payments, and not as experience, reason and progress would suggest. There is herewith given a quotation from Jonathan Duncan's work, entitled "Bank Charters," which is very suggestive. "Daniel De Lisle Brock, Governor of Guernsey, was waited upon by a deputation of the principal townsmen of St. Peters, who requested his countenance and assistance towards the erection of a covered market, much wanted in that town. The Governor readily assented, and asked in what way he could assist them most effectually. He was told that the principal difficulty was to raise funds. The governor replied that if that was the only difficulty he thought he could surmount it, but would ask first, if they had the requisite stores of bricks, timber, granite and flags; but, above all had they the skilled artisans and laborers required for the building of the market. They replied that there was no want of labor or raw material, that their difficulty was chiefly financial. 'Oh,' said the Governor, 'if that is all you want, I will, as Governor, sign, stamp, declare legal tender, and issue five thousand one-pound market notes. With these pay for material and wages. Go to work and build your market.' The market was commenced. The first effects were to animate trade by the additional circulation for payment for slates, brick, etc., and to increase the customs of the shops by the expenditures of the workmen employed on the market. In process of time the market was finished, stall rents became due, and were paid in these notes. When the notes all came in, the Governor, collected them, and at the head of a procession, with some little form and ceremony, he proceeded to the town cross and publicly burnt them in the way of cancelment."

This is the most important lesson and at the same time the most

simple, ever given in regard to works of public necessity. It is simply a municipal paper money (units of account), issued in receipt for labor and material used to construct a work municipal in importance, and after the building is completed the rental absorbs the money issued; the building belongs to the city, and becomes a permanent source of revenue, and thereby relieves the people of direct taxation. It is, further, a saving fund for labor, for had the work not been executed the labor would have been idle—would have been lost forever—a sacrifice to the State and to the individuals.

EDWARD KELLOGG :—Look at this locomotive; inspect that steamship; examine the works of this watch. Did the moneyed man make them? “No,” it is answered, “but he caused them to be made. He found the means. His money was the creative power.” Be it so. Then labor will make its own money and the capitalist will no longer be needed.

APPENDIX, No. 9.

A SUGGESTION FOR THE PEOPLE'S LIBRARY.

The following extract is from the last pages of a lecture, written in the winter of 1871-72, by A. K. Owen, C.E., the projector of the Norfolk-Topolobambo Pacific. The lecture is entitled "The Railroad—Its History, Its Uses."

Page 59. "This lecture is in behalf of the Territorial Library (Colorado). I am pleased to be the means of adding a few dollars to forward a step of such substantial progress. My remarks now must be brief: The library and the locomotive engine have gone, are going, and must go on together. One is the supplement of the other. In building libraries we take the best way to improve our facilities of intercourse. Libraries are in embryo yet. It is winter with them. They are huddled up, apparently dead. The April showers of our intellectual season, however, will come, the embryonic library will swell little by little, the sparks of the locomotive engine, carbonic gas, electricity, hot air and chemistry will warm the atmosphere and the library will burst a perfect camelia, to the joy and to the blessing of mankind.

At another time I will lecture on libraries alone. Let me say, however, that libraries ought to receive the first attention of every community. They should be central, commodious, handsomely furnished, attractive in surroundings, entertaining, instructive. Put down the best American rugs, inlay the floors with the hardest woods, furnish the rooms and corridors with the most comfortable chairs; hang Doré's pictures on the walls; place Canova's statues in the niches; and put flowers everywhere. Give room to high art alone. Let all be in taste. Never allow the music to stop. Let it vibrate as perpetually as the Romish tapers burn. Man may never commit crime, or originate ungenerous thoughts under the influence of soft sounds. If we wish mankind to become better, we must reach their inner feelings. Music will do this. Music is harmony. True laws move only in harmony. Refined and cultivated associations must have a good influence. A person adopts his or her manners more or less to the influences by which he or she is surrounded. One person is cul-

tivated, is courteous in address, and is neat in dress. Another is uncouth, in address is awkward, and to dress is indifferent; and the reason is, that one person was brought up in a beautiful home, with refined and cultivated surroundings—the other was born and reared in a hovel amid its denials.

To make mankind useful and happy we must better their physical condition. This may be accomplished only through co-operation. The individual efforts of mankind amount to but little. Co-operation, social democracy, or interdependence is and remains the hope of the highest civilization.

A library should be a common fireside for each and for all—a common interest, a universal pride. We are taxed to keep up public schools for children, where at best they learn but the rudiments for an education. The useful, practical lessons of a person's life are learned after school days. It is nearer essential to a useful, earnest sphere of action to be instructed after maturity than before. It is better that mankind should be attracted to study in middle age than in youth. Why not then tax ourselves per capita to build and maintain libraries as above suggested?

Remember they are for us each and for all, therefore do not let us forget to make them in every particular palatial.

We may not attain the people's library at once, but within the next quarter of a century we will have passed beyond that which I have suggested. The church and the club house will then have passed away and the library will have retained and improved upon the practical uses of them both.* Demonstrations in chemistry and practical mechanics, lectures in history, art and manners—those little courtesies due one to another every minute of our active lives,—will be free to all daily. Science will be looked upon as the giver of all the blessings of practical life; and to acquire a knowledge of the truth will be the study and the labor of each and every one of us.

* The religion of Denmark is simply homage to the beautiful: belief without dogma, and a gentlemanly repugnance to coarse, vulgar crime. You cannot enter a drawing-room at Copenhagen, with its atmosphere of flowers, its frescoes, casts and paintings, and all the last new books in French, English and German, without feeling that you are among a people who value culture and grace, art and poetry, beyond any amount of mere upholstery in the rooms, or millinery on the persons, or the stony platitudes of formal fashion.

SUPPLEMENT

SUPPLEMENT.

SUPPLEMENT.

SUPPLEMENT.

TO BUILD HEALTHFUL CITIES.

“ In view of the fatal mistakes commonly made in the construction and drainage of cities and villages, as well as in that of dwellings in the country, we commend to all a careful reading of an article on our third page from Albert K. Owen. Mr. Owen is a civil engineer of great ability, and has probably given this whole subject a more exhaustive investigation and a greater amount of study than has been given to it by any other person in the country. Of the peculiar surroundings of the city which Mr. Owen proposes to build we know absolutely nothing, never having given it even the least thought ; but his plans for securing comfort, cleanliness, and freedom from disease, are worthy of careful study.”—*The American Sentry, New York, May 1, 1884.*

A TALK ABOUT CITIES, THEIR PAST, PRESENT AND FUTURE.

BY A. K. OWEN.

One hundred years ago ! That is a large measure of time in America ! Compared with Egypt, or Greece, or Rome, our Republic is yet in its veriest infancy. The ivy-mantled abbeys and rook-haunted castles of England date from William the Conqueror, over eight hundred years ago. One century here sufficeth to give the stamp of hoary antiquity, and our nation is even now celebrating its first centennial with as much swelling pride, pomp and circumstance as if it were its fiftieth.

Time, however, is not tested by periods, but by events. “ Better,”

writes Tennyson, "fifty years of Europe than a cycle of Cathay." Of how much value, then, is one year in America, where life is so intensified ; where quick thronging events so crowd and jostle each other, and where rapid development is such a very marvel that the wild dream of yesterday becomes the sober reality of to-day ; where entire communities rise, as it were, like exhalations from the earth, and where the magic growth of Chicago and St. Louis may soon find parallel in some far city on the plains or on the Pacific Slope.—CHARLES KNIGHT.

Let the purpose be to make a park residence. Let business men co-operate to build an attractive place to live in. Let the incorporators be eclectics and choose from the best to make a perfect city. Let the company bring the country with its freshness, pure air and wholesomeness, and the metropolis with its conveniences, its amusements and its instructions together. Let the citizens have the trees, the grasses and the flowers alongside of their electric ways, streets and walks. Let capitalists select a place in the land of the mid-day sun—the source of life, color and happiness. Let a site on the South Sea shore be chosen at a point favorable for intercourse with Asia, Oceania, and the Pacific Islands. Let us have a home in the course of empire, of the setting sun, and of diversified trades—in that zone which has controlled migration, commerce and progress in the past and present, and which, in the future, will invite and foster intelligence, art, co-operation and peace !!

"The first, the greatest, the paramount need of man is that of association." Man is a social creature. Man advances from barbarism toward civilization in the proportion that his intellectual development, his needs, his luxuries, and his purposes are made interdependent, with those of his fellow-man. The ways and means he adopts to exchange his services, his commodities, his ideas, and his every-day courtesies mark the attainment of his culture.

Man leaves the caves and woods for the fields, and from the fields he congregates into hamlets ; hamlets become towns, towns grow into cities, and cities dominate over their respective countries, be they empires or be they republics. "Whether Paris is in France or France is in Paris," is still a question in parts of rural Britain. London is England. The Roman Empire was the city of Rome.

History, past and present, confirms these statements. In the ruins of Uxmal, Palenque, and Mitla; Thebes, Baalbec, and Luxor; Babylon, Palmyra, and Agra, we learn of the advance of empire, art, and association made in times now ancient by the peoples of America, Africa, and Asia.

The tendency of the Europeans to-day, more than ever, is to crowd into cities. Each year adds to the percentage of the urban over the rural classes. From the broad green fields the people collect into narrow streets, live in rooms in lieu of houses, resign themselves to restricted liberties and to added expenses; and they do all this that they and their children may have the advantages of diversified occupations and markets and the educations, amusements, and cultures which a large population alone can give. Hence we see such worlds as London, Paris,* Berlin, Constantinople, Stockholm, and St. Petersburg.

In the United States the rule is the same.† In 1790

* The number of residents in Paris between the ages of 15 and 60 years is greater than in any other part of the realm. People go to the city to seek work; at 60 they leave, to spend their declining years in the provinces on their savings. The mean average number of births in Paris is 60,000, or 28 per 1000 inhabitants. In 1830 this percentage was 38. In the provinces the number of illegitimate children per 1000 women between 15 and 50 years of age is 17 per cent; the ratio is 65 in Paris. Typhoid fever is the most dangerous illness of the city, and generally attacks the young up to 25 years. In 1826 there were 1557 lunatics in the city asylums. In one in eleven cases the malady was caused by alcoholism. Of the 2200 inmates at present in the asylums one-fourth have become mad through drink.

† The *Sun*, New York, May 15th, 1885.—It is said that the rural population of some parts of Illinois is at a standstill, and in some counties has retrograded since 1870. Farmers' children abandon their homes for the cities or the far west.

The *Press*, Philadelphia, September 1, 1885.—Population seems to seek its kind, and such inducements as our cities afford prove too attractive for the rural population. In 1880 only one-ninth of the population of Minnesota lived in cities. If the state census, just published,

our cities contained, 3.3 per cent. of our total population. To-day, our cities include nearly twenty-five per cent. of our inhabitants. As we progress toward a realized civilization, the ratio must increase. The man of nature lives in the wilds and has "liberty" and nothing else. The man of culture gives up his "liberty," seeks interdependence with his fellow-beings and congregates into communities—hence, he requires close association with man. New York and Boston, about 250 years old, have respectively 1,000,000 and 350,000 inhabitants. Chicago made up her half-million in a little over forty years, and San Francisco her 300,000 in thirty-four. In New York and Boston we see the graves of eight generations and the relics of colonial times. Scarcely one generation has known Chicago and San Francisco. There are many persons still living who have fought Indians and trapped wild animals upon the site of each. San Francisco has all the conveniences and luxuries of the older cities of Europe, and her influences are acknowledged in the four quarters of the globe, yet Gen. Sherman, in his memories, tells us

may be credited, one-fifth of her present population live in cities. Speaking roundly, it may be said that, in 1790, one-thirtieth of the population of the United States was found in cities of more than 8000 population; in 1800, one-twenty-fifth; in 1810 and also in 1820, one-twentieth; in 1830, one-sixteenth; in 1840, one-twelfth; in 1850, one-eighth; in 1860, one-sixth; in 1870, more than one-fifth, and in 1880, half-way between one fifth and one-quarter. The tendency of modern civilization is to mass population. The strong lights and shadows of our cities, the love of society, the satisfaction of better shelter, better roads, stronger institutions, lead men to crowd together, even when unable to be anything but dependents in the system to which they unite themselves.

The population of London in 1881 was 4,764,312, the increase since 1871 having been 22.6 per cent. There are now every week almost twice as many births as deaths, to say nothing of the immigration. One would, therefore, not be far out of the way in declaring that there are in London 5,000,000 inhabitants.

that when he visited the sand hills on and among which San Francisco is built, he could not see how it were possible for a community ever to exist there.

A greater marvel for sudden and magnificent growth is Denver, not yet twenty years old. Her people from all sections and countries number 60,000, and her conveniences and luxuries are abreast of the times. Yet as late as 1863 the writer could have purchased the land on both sides of Cherry Creek, where Denver now stands, for \$5,000. The land upon which Cincinnati is built was bought by J. C. Symmes, ninety years ago, for sixty-seven cents an acre. Chicago, which has been the magic city of the West, and which has never ceased to astonish us and Europe, doubles its population in eight years, but Minneapolis has more than doubled its inhabitants in a little over the two years just passed; and is now a city of 100,000 people. Within the same time the valuation of its properties has increased \$22,000,000. New York doubles its population in about seventeen years. During the past year, 23,000 building permits were issued in New York, while in Brooklyn 26,088 were granted. Thirty-seven years ago Brooklyn had but 50,000 inhabitants; now it has more than 790,000, and in all probability before five years have passed it will have close to 1,000,000 persons living within its limits. In 1880, Tecoma, on Puget Sound, had only 720 persons living there; it is now the terminus of the North Pacific Railroad, and has a population of 4,000 people, and yet it is in cold and fog and mist most of the year. Duluth, at the head of Lake Superior, which was almost unknown fifteen years ago, is now third in the list of grain receiving points, outranking Milwaukee, Toledo and St. Louis. Upon May 25th, 1880, the site of Pullman City was a flat, unattractive prairie lying on the shore of a shallow lake, (Calumet.) Under the control of the Pullman Car Company it is to-day in many respects

the best appointed town to be found in the world. The laying out of its streets, the construction of its buildings, and its general management have created a change so sudden, so grand, so marvelous that it eclipses the magic of Aladdin's lamp. Roanoke, Virginia, is another example of immediate importance given to a selected site for manufacturing by a few business men co-operating for that purpose. The population of Roanoke was 3,500 in March 1883. It is now 6,000.

So rapidly has urban property increased in the United States, and so great with us have been the advantages of bringing the people into close intercourse and exchange through the attractions of city conveniences, that Mr. Mulhall, the English statistician, estimates our property, real and personal, at the value of fifty thousand millions while England had but forty-four thousand millions, and France had thirty-seven thousand millions. Considering that it is only about 265 years since a really live settlement was made in the American woods, this is doing well. France and England have civilizations, so-called, which date back anywhere from 1,500 to 2,000 years. The association of man with man was slow with the donkey, ox-cart, stage-coach, canal boat and sailing craft; the locomotive engine and the steamboat gave association a sudden impetus, but we live at present in the age of compressed air, electric motors, perfected machinery, matured experiences, and associated partnerships. *By thought and integral co-operation to-day changes can be effected and results attained within five years which were impossible any age before in a lifetime.*

The rural properties of the United States are valued at a few thousand millions while the urban are worth many, and yet the towns and cities on the map are but dots. Distant from settlements, lands are held free to settlers; as the distance toward communities lessens, the value of

land increases ; within town limits properties are sold by the "lot," or business and home area ; in larger or more important communities by the "front foot," but in cities of the first class land is sold by the "square foot," and at fabulous prices.* It is estimated by persons who have laid out lands and settled them that a well-situated town site is worth one million dollars to each one thousand persons induced to settle on it permanently, and we think this statement will bear close investigation. It was such speculative calculations which prompted the promoters of Vineland, Sea Island City, and other resorts on the New Jersey coast and elsewhere, which have come into importance so suddenly of late years. It is the same with H. I. Kimball, of hotel fame, in his proposed plan to lay out a suburban district to Atlanta, Ga.

His idea is to procure a million of capital and spend half of it in paying for 400 acres of land and certain improvements thereon, \$50,000 for a park, \$150,000 for a mile of street, paved and graded ; \$50,000 for a central

* It is stated that the Astor family have built upon their New York property high buildings and rented them at prices which bring in an income of \$3. per square foot. A lot $25 \times 150 = 3,750$ square feet at $\$3 = \11.250 .

The assessed valuation of taxable property in the city of New York (1885) is \$1,175,052,885, or 55,419,799 higher than in 1884.

In a report upon the overcrowding of Dublin, Dr. Cameron points out certain of the disastrous results of the desertion of the city by wealthy families, who prefer to live abroad or in England. Their empty houses are for the most part turned into tenements for the poorest class of the population, huddled together with an appalling disregard to health and cleanliness. No less than 32,202 families live in 7,284 houses, containing 48,116 rooms. In addition to being overcrowded, the people of Dublin are scandalously robbed in the matter of rent, for 175 houses, which, as freeholds, are valued at £8,677, are sublet to poor tenants at rates which produce an income of £8,311. One house which is valued at £8 is occupied by eight families, who pay £82 a year in rent.

stand-pipe for water-works, electric light, and heater and to build fifteen houses for \$10,000 each.

Mexico has recently taken up the idea of the great value industrial communities would be to her prosperity; and has given several colonization concessions. The government agrees in one instance to pay the concessionists \$60 for each colonist over seven years of age introduced into the country, and will give in addition a premium of \$25 on each family landed, and \$100 on each family settled. The government also relieves the members of such communities from all import duties, State and local taxes for fifteen years, and in instances gives large subsidies to manufacturers.

How to meet in an intelligent way the ever increasing desire of man to congregate and to dwell together, under conditions mutual, beneficial, and wholesome, is a problem worthy of the co-operation of the best talent, study, and experience of our race and of our time. The cities of Europe and America are but miserable attempts toward such purposes. They have universally come into importance by the combination of circumstances, foreign to the forethought of their inhabitants, and are, in consequence, lamentably deficient in every one of their varied departments which are essential to meet the ever increasing demands made by their citizens and "the stranger within their gates." Their streets are narrow, circumscribed, and illy-arranged, or a jumble of passage-ways barricaded with mud or dust or filth; their building lots are small and irregular and have lines ever in dispute; their sewerage is a patchwork of subterranean cess-pools; their water supply is inferior in quality and deficient in quantity; their managers are too often an unthinking, irresponsible set of office-seekers; and the result is over-crowded, illy-ventilated, pestilential, non-fire-proof houses, over-

toppling air-castles and under-ground hovels,* railroads in the air and beneath the streets, heavy and ever-increasing taxations,† with disorder, disease, crime, insecurity, and discomfort, great and perpetual debts,‡ few births and many deaths.

The way out of these difficulties is the same which will solve, one day, all difficulties from which mankind is suffering. *Purpose, thought, integral co-operation.* A work well planned and started is half accomplished. So it would be with a city. Select a desirable area free from incumbrance, lay out the streets, walks, avenues, and public areas, and make the same public forever. Be eclectic. Select the good features from the cities of the world. See that the mistakes of other communities are guarded against. Why run new vessels upon old rocks? If there is an attractive feature belonging to hamlet, village, or city, the physical lay of the new area permitting, adopt it with improvements into the new plan. Bring the "parks" of London and the "circles" of Washington close to the "Battery" at Charleston.

"Castle Garden" at New York, "Lincoln Park" at Chicago, the streets of Venice (ever clean and free from horses), the "Boulevards" of Paris, "Commonwealth

* Of Naples' 495,000 population, 350,000 live underground in noisome cellars which extend far back from the street. Crime is so rampant that in many thickly populated quarters of the city highway robberies are of frequent occurrence in broad daylight. The natives feel that the world owes them a living, and they are going to get it. Defending the criminals gives occupation to 11,000 lawyers of the Italian school, who work for fees ranging from five cents upward.

† The ordinary revenues of the city of Paris are 254,494,983 francs (\$50,898.996) per annum.

‡ Mayor Grace says New York City's debt is \$126,000,000.

The Press, Philadelphia, July 18, '85:—The municipal debts of the five principal cities of New York are: New York, \$90,844,055; Brooklyn, \$37,775,630; Buffalo, \$7,971,267; Rochester, \$5,284,000 and Albany, \$3,103,000.

Avenue" of Boston, "East Broad Street" of Columbus, "Eutaw Square," Baltimore, "Euclid Avenue," Cleveland, the "Cliff House" fronting the Golden Gate, the "Prada" of Vienna, the shades of the towns of the Connecticut Valley, the magnolias at Savannah, the sewerage at Pullman, the water of a Lake Tahoe, or better still, artesian currents as at Brooklyn, the houses of the Moors, and the residences at Newport and West Washington are ever attractive, and, if possible, the better features of each should be associated within one community. Withal, have a central or corporation management from the start, say an improvement of that at Pullman, the stock to be based upon the lots, (the minimum 25 x 150 feet,) and the holders to vote as in other corporations.

A city never has been and never can be a fit place to live in which is started by chance and left to speculators to extend, and to ignorant, irresponsible politicians to manage. There is no instance where an area was ever laid out in advance for the residences and occupations of half a million of people, and controlled intelligently from the start. Washington comes the nearest to a large city started with forethought of any in the world. Its broad avenues, its beautiful circles, and well distributed public areas reflect greater credit upon the brain-force of George Washington than any act of his illustrious career. The best sample of a town which ever started from the first under an intelligent and central management is Pullman, Illinois, but it was by a company for company purposes only.

Indianapolis, Indiana, with its streets crossing at right angles and its avenues radiating from the corners of a central park, reflect credit upon its founders; and Philadelphia owes the regularity of the streets and the public squares of the old town to the advanced studies of William Penn.

Had either Washington, Indianapolis, or Philadelphia had the management, at the start, which is displayed at Pullman, the result would have been wondrously grand. We would then have had a city for an example from which we could improve. But such is not the case; nor is there a city in the world which is laid out and managed after a comprehensive and intelligent study for the present and future requirements of its people. It is to invite the co-operation of business and thinking men and women to plan, to lay out, and to perfect the management of a model place for residence and business, free from the confusion, muddle, filth, insecurity, speculation, and "boss rule" of our present cities, that these suggestions are at this time published.

The first great consideration for the bringing together of a large body of persons is permanent and diversified occupations; therefore the locality selected must be in the path of commerce, with resources at hand, a back country to draw from, and a climate which has the sun's influences for the most part of the year. Having settled upon the place, lay out the walks, streets, diagonals, and avenues, and be sure to keep them sufficiently wide to give shade and grass areas along each without crowding the necessary passage-ways for feet and wheels. Wide streets are essential not only for pure air, sanitary drainage, and necessary auxiliaries to home and business life, but are the best precaution against conflagrations. The arrangement of the walks, streets, diagonals, and avenues depends largely upon the lay of the ground, the climate of the locality, and the general occupations of those who are to live in the town. In northern climates the blocks are preferred generally to run north and south, giving east and west fronts, and the reverse is the case in southern climates: the former courting the sun, the latter guarding against its rays as much as possible. In this age of electric motors,

tricycles,* and bicycles, horses can be excluded in largely settled communities; at least this can be done on all but the wider avenues. This reform in cities would do away with five sixths of the dust, mud, and filth common to congregated dwelling-places. There is plenty of room on the surface of our earth for persons to live free from crowding. It ought not to be necessary to construct railroads on trusses over, or in tunnels under the streets; nor should it be necessary to build houses high in the air and deep in the ground, and to house human beings like pigeons, to their inconvenience, loss of time, and sacrifice of life. The house of the minimum order permitted within the area should be fire-proof and not less in appointments than the "Waterlow Industrial Dwellings" of London. The drinking water should be artesian if possible. Parks should be distributed at regular distances and in the proportion that the residences are extended, and not in one body and distant from everywhere as Fairmount is and as Central Park was. Why should not the avenues for residences be laid out so as to have shade, grass, and floral areas, having all the features of a park; in fact, be park-

* A tricycle postal delivery system is to be tried by the Postmaster-General of Victoria at Portland, Sale, and Ararat, with the view of extending it, if it proves successful, to other districts of the colony.

From a London Letter—

Among the tricyclists it is gravely stated that for two years past the Queen has enjoyed her tricycle. Not as a rider, I should imagine, with her bad leg. It is very well known, however, that other members of the royal family may be termed votaries of the wheel, while the members of the House of Peers who have gone in for the pursuit are very numerous. Not the least notable are Lord Granville, who scours the country round Walmer Castle, and Lord Sherbrooke (Match-tax, Lowe), who has discarded his bicycle in favor of its more secure rival. How the old gentleman can ride I do not pretend to say, for his eyesight is so bad that he cannot read print unless with a microscope. Perhaps he prefers an iron steed, which costs nothing to feed, as I am told that in his personal expenditure he is very "near."

ways leading into all sections of the community? The river or bay front, if any, should be held as public areas, in trust by the corporation for the enjoyment of the citizens, and, when necessary, leased, but not given in fee simple, to individuals. Earth-closets should take the place of water-closets and cesspools, and earth-boxes be used instead of slop-gutters and sink-holes. The sewerage should be conducted away from natural channels, basins, and creeks toward the back country and into vats, from where it can be utilized by the horticulturist. Wires for heat, light, power, and sound; pipes for water and tubes for sewerage, &c., &c., should be carried in underground passage-ways sufficiently large to execute repairs, replacements, &c., without disturbing the surface of the thoroughfares above. Public buildings, such as theatres, lecture and orchestra halls, hotels, schools, and markets; public necessities, such as electric ways, telephones, electric light, power wires, gas for heating purposes, pipes for steam, the delivery of baggage and messages within city limits.* life and fire insurance, banking, building association, policing, &c., should belong to and be managed by the corporation. Revenues from such sources, over and above a certain fixed per cent. to be spent upon improvements within the city limits. Above all, the lots for buildings should be sold only by the corporation, and in series of one hundred or more lots at a fixed price—the buyers to be free to select any unoccupied lot, but to be compelled to build a house after the minimum class, or better; and the original owners of the land to receive dividends upon their stock until the lots are sold to actual builders, who in turn come into possession of the stock of the corporation, and who will elect

* London mail carriers now call at private residences for parcels. the same as do express messengers in this country. A scarlet card is furnished by the postal authorities, which, when displayed in the window, insures a call from the postman.

their board of directors, in accordance with by-laws the same as is done in other corporations.

Such suggestions, simple and plain, contain within themselves philosophy which would lift a community out of the terrible depths to which selfish speculators and gutter politicians sink it, and would so harmonize interests that all classes of citizens and "strangers within their gates" would be benefited at every turn, and in a hundred ways not dreamed of now. By a central management, as suggested, there need never be gambling-dens, grog-shops, and houses other than necessary for the well-being of the community. It is easy to begin right, but it is almost impossible to correct evils after they have taken root.

The details for the complete workings of such a community have been matured, and may be inaugurated by "The Credit Foncier of Sinaloa" at their harbor on the Gulf of California, and at Vegaton, thirty-five miles northwest from Topolobampo. The population can be made free from taxes and imposts of every kind. The streets, parks, public buildings, carriers, and works should be extended, improved, and managed by the corporation after the most approved plans. Minor heirs, widows, and other investors should have a guaranteed place for investment in the 25 per cent. of the various stocks held for that purpose by the corporation; citizens—a citizen should be a stockholder without regard to sex or nationality—should be insured for at least \$1000, and for not more than \$10,000; inventors should be assisted in obtaining and be protected in their patent rights; disagreements should be settled by arbitration;—"truth pleads its own cause; falsehood hath many lawyers"—lawyers should be elected and salaried, three or more from and for each ward—a ward should be one mile square—and they would be the attorneys for the lot-holders, the custodians for agreements, wills, codicils, &c., and the fees, paid them in accordance with public

schedule, should be turned into the treasury of the corporation. Probably this may be a way to check irresponsible lawyers from so befogging the laws, and so muddling instruments of writing as to make business persons slaves to their exactions. The surveyors positively, and doctors probably, should be elected and salaried in like manner. The discipline would then be as it has been in camp life. The object should ever be to protect the citizen in his individuality and in the enjoyment of his purposes, health, and property. It may not be necessary for us to suggest that in cities, as now laid out and managed, or rather mismanaged, the citizen has little, if any, protection and no encouragement toward a useful and secure life; is never thought of, in fact, except as a fit subject to tax, fleece, and legally torture. *While life is a lottery, crime will run mad. Bank vaults and strong police cannot give safety to acquired wealth.* When the citizen becomes interdependent with the citizen, and the works, improvements, elements, and auxiliaries of common weal become the property and the care of the corporation, then the stockholders, or rather the lot improvers will be left free to carry to perfection their individual industries, and the city will have influence to do good in the land.

In brief, the chief aim of man should be to adopt a basis and a ways and means to live on this earth's surface in a manner commensurate with his highest wish for usefulness, intelligence, and pleasure, and without having a bond, mortgage or tax to hang over him or his children. The foundation for correct purpose and the safety of the State depend upon making the home of the citizen, beautiful, convenient, and happy. Bring the city and the country together. Have grass in the area in front, in the yard behind, or in the court in the centre of each home. Cultivate shade and fruit trees, and place flowers every-

where. "A perfect rose will convert a man even after the minister has given him up." The lecture hall and orchestra will keep pace with the cultivation of flowers,

The Credit Foncier, the loan and building department of the corporation should build the house agreed upon on the lot selected, and should furnish the same, if necessary, for the settler at cost. In this way, from the start, homes may be made substantial and to conform to the tastes of the most enlightened—may we say æsthetic?

The resident hotel, as suggested by us, is unique. It is peculiar to the colony. It is designed to take the place of the "club house," "flats" and the "apartment house," being an improved and enlarged combination of all. The plans may be as varied as a kaleidoscope, but the common interest must be managed jointly. A resident hotel may occupy a block, (600 x 300 feet). Each house in a resident hotel can be two stories high, 100 feet front and 100 feet deep, running from the street line and fronting on a central court 400 x 100 feet, planted with grasses, flowers and trees. There can be two entrances to this court, and they will be common to all residences fronting within. Each house will be a distinct home, showing the individuality of the owner within and on the piazza fronting its private entrance; but there will be a restaurant, dining-room, parlor, library,* reading-room, lecture hall, nursery, and

* The city of San Francisco appropriates about thirty thousand dollars a year for the running expenses of its free public library. The city of Philadelphia appropriates nothing per annum for this purpose because it has no free public library. Philadelphia was founded in 1684, and has a population of about one million souls. San Francisco in 1847 had 450 inhabitants; it now has nearly three hundred thousand. How long will Philadelphia linger not only far behind its neighbors like Boston, but behind the "mushroom cities of the West," Cincinnati, Chicago and San Francisco, in providing for its citizens an adequate free public library?

play area, laundry, bath, and barber-room common to all. From the restaurant, meals may be served in the homes *a la carte* at any hour and in the manner ordered by telephone, or the families may go to the *table d'hôte* served at regular hours in the dining-room. The woman will be relieved from the drudgery of kitchen and market; the nursery will be a safe place for children when parents wish to go out or away; the "servant question" will be measurably settled, and home life in the city with country freshness can be guaranteed. In a word, our resident hotel is hotel life on a grand and perfected scale, where the guest becomes the host, lives in a house in lieu of a room, owns his own fireside, a *pro rata* interest in that property which is common to his home, and manages and polices the associated interests of the block by a board of directors; the directors elect their own chairman, and he appoints the necessary committees. By this forethought and integral co-operation in interest, which social necessities make common to all, living is reduced to the minimum cost,* is perfected to the highest possible excellence, and at the same time the privacy and individuality of the home are kept sacred.

The plan for the stockholders to vote is also new. (See page 122). There is no time lost. The voters do not necessarily see or have intercourse one with the other at the time of voting. There is no possibility of a mistake, and the secrecy of the ballot is preserved. This plan for

* It costs \$1000 to raise a man from infancy to the age of 21 years. At least, that was what it cost to raise a slave on cornmeal and bacon, regardless of such services as he could render before his majority.

Hugh Larkin, the Commissioner of Statistics of Ohio, has been investigating the cost of maintaining the families of mechanics in that state, and finds that it is less than the cost of maintaining prisoners in the county jails—being 32.45 cents per capita a day for the former, and about 55 cents per capita a day for the latter.

balloting can be used to advantage by one hundred persons or by one hundred millions.

Details, with maps of colony sites, diagrams, designs, etc., for buildings, plans for streets, parks, circles, quays, park-ways, etc., will be treated of at length in a prospectus by those interested in beginning a colony at Topolobampo, Sinaloa, Mexico. (*See Accompanying Plans.*)

A MODE OF PREVENTING

FRAUD AT THE BALLOT-BOX.*

AND OF FACILITATING THE EXERCISE OF

THE RIGHT OF SUFFRAGE.

With regard to suffrage in our popular elections, two circumstances call for profound attention. They are these: First, that in certain localities ballot-box stuffing and repeating carry elections against lawful votes; second, that women may soon be suffragans. The first should be checked, the latter should be made comfortable.

To effect both these objects, the following system of voting is proposed:

There shall be a faithful registration of votes.

The name of each registered voter shall bear a distinct number on the registration list, which shall be numbered from one upwards consecutively, and a registration shall be made in each registration district established by law.

Each registration district shall be an election district, and in each there shall be prepared a book similar to a bank check book, like what appears below :

* Under the system proposed for balloting it will not be any more difficult or inconvenient to vote than it is to write a postal card.

No. 1.

ELECTION:

JULY 4, 1872.

For Governor:

No. 1.

For State Senate:

For State General Assembly:

For Congress:

JOHN SCRIVENER,
Notary Public.

[L. S.]

JOHN CUMMING,
Candidate (or Agent).

THOMAS WILLING,
Candidate (or Agent).

The left-hand portion of the plate is the stub which remains in the book ; the right-hand portion is the ticket, to be separated from the stub and delivered to the voter. The stub remains in the custody of the officers of registration, and shows how many lawful tickets have been issued. Instead of being separated by a vertical cut, the ticket may be separated by an irregular line from the stub, which might in some cases afford additional security.

This ticket-book is to be made up at the close of the registration. Each stub and annexed ticket is to bear the same number, and these are to correspond with the numbers on the registration list, from one consecutively upwards to the highest number on the registration list, and no further.

Each ticket is to be signed and stamped or sealed by a public officer, previously designated by law for that purpose, and in presence of the candidates, if they wish to be present, or of persons appointed by them ; and each ticket shall also be signed by the candidates, or a person selected by the supporters of the candidates on either side. Instead of this, the ticket might be signed by some public officer, not himself a candidate, but previously designated by law for the purpose ; and as the object of these provisions is merely to authenticate beyond a doubt the legality of the ticket, any other scheme adequate to effect that end may be adopted.

As to the names of candidates to be voted for, the tickets are to be blank ; the names only of the offices to be filled are to be found on the ticket when delivered to the voter.

Each ticket, after having been in this manner numbered, stamped, and verified, is to be placed in a letter envelope and sealed up, and then all these envelopes, containing each a ticket, are to be thoroughly intermingled and shuffled up together, in order that the number which will be placed on the list of voters made up at the time the votes are counted at the close of the election may not correspond with the number of votes on the registration list, to the end that the secrecy of the ballot may remain inviolate.

After having been thus thoroughly shuffled together, each envelope containing a ticket is to be addressed to a name on the registration list until all are thus addressed ; and the registration lists and the addressed envelopes, therefore, correspond exactly. Each envelope is then delivered to the voter personally whose name it bears.

Each voter puts on his ballot the names of the candidates he may prefer, and he can vote with no other ballot than that.

At each election there may be as many places for voting, and the polls may be kept open so long as convenience may require.

Polling the votes consists merely in the act of each voter slipping a ballot into a convenient box, such, for instance, as the iron street post-office boxes, of which the election commissioners keep the keys. There is no challenging or questioning of the voter, and the operation is to be performed with no more trouble or unpleasant contact than is met with in putting a letter in the post-office.

At the time fixed by law, the ballot-boxes are opened, and the ballots counted by the proper officer, and publicly declared.

Any paper or ballot found in the box not numbered, stamped and verified, as above stated, is thrown out by the officers whose duty it is to count the ballots.

In this system "ballot-box stuffing" and "repeating" cannot be practiced; it would save time, trouble, and much of the annoyance now experienced, and so likely to prove very disagreeable to women should the present mode of voting be persisted in.

The essential idea of the plan originated with Dr. A. de Bonnard, of Paris.

T. J. DURANT.

Washington, D. C., 13th February, 1872.

HAMMONTON N. J., April 28, 1885.

DR. W. C. CROOKS, PHILADELPHIA.

My Dear Sir:

To successfully organize the Credit Foncier of Sinaloa, is to my mind one of the most important steps in advance that this people, or any people, can make toward their independence from their universal slavery to the money power. It will be the realization of the modern theoretical discovery that all wealth is the creation of labor. All over the country, people who would gladly go to Sinaloa are tied where they are, by the fact that they cannot dispose of their farms and houses except at a disastrous loss. Now the very conception of the Credit Foncier is to remove this difficulty, and remove it so effectually that it shall not stand in the way any more. How would this do? Let the Credit Foncier stand ready to buy any such property, paying for it in its own credits, which it agrees to receive at par in payment for the transportation it offers and the

property it holds in Sinaloa. Thus any intending colonist would practically exchange the property he now lives on for such property in Sinaloa as he wants. The Credit Foncier should aim not to take the property of the colonist at a sacrifice to the seller, but at a fair valuation; and thus, as it would doubtless have a larger and more scattered amount of property to dispose of, than any one of those from whom they obtained it had, the Credit Foncier could better afford to take effectual measures to sell it to the public than any individual could. Then, too, the Credit Foncier would assure itself of plenty of business in preparing the houses in Sinaloa demanded by the colonists, to guarantee occupation to the competent.

A man's skill, and his reputation for reliability that he will exercise it, should be as good a claim, and as good an endorsement for credit as there is. For my own part I am ready to sell this place to the Credit Foncier, and take my pay for it in their agreement to furnish my transportation to the colony and such a residence as I want when there. It is their skill in the manual arts, and the endorsement of their friends that they will exercise that skill which forms the basis of credit for the people's bank in Germany, who now do business of many millions for expenditure in material upon which they can exercise their skill. Can we not make a start in the same direction? The signs are that we will, and if we are competent and faithful to our professions we shall meet with a measure of success that will surprise us. Excuse me for bothering you with this, but I am so isolated here that for my own consolation I must express myself to somebody who can understand me.

Yours very truly,

EDWARD HOWLAND.

CHESTER, PA., May 2, 1885.

DR. WM. C. CROOKS.

Dear Friend:

The Credit Foncier of Sinaloa is a deposit, loan, building, improving and operating company in its broadest sense. The corporation buys, holds, insures, works, improves, leases and sells real estate and personal property. It is a "Savings Fund" where labor in all its forms is received and accredited at all times from its stock holders, it is a "Clearing House," where all classes of services are exchanged and settled for, with the least possible friction; and it centralizes, under one management, the uses of the Pawn Shop, the Bank, the Deposit Vault, the Real Estate Broker, the Trust Company, the Title Guarantee Syndicate, the Building Association, and the Contracting, Constructing and Operating Corporations. But this is not half. The Credit Foncier of Sinaloa is the Store House and Supply Depot for Pacific Colony and all its branch settlements. It insures its members against loss by storm flood and fire, gives aid in case of accident, eases old age, provides for the unprotected, educates and entertains the young, honors marriage, delights in birth, encourages the industrious, provides occupations, beautifies the home and makes it sacred, keeps the air wholesome, inspects the provisions, deals out medicines, recommends articles of clothing and utility, guarantees the broadest liberty of action and thought; and when life is ended and the character has withdrawn from the stage, the Credit Foncier of Sinaloa lowers the curtain, surrounds the occasion with quiet dignity and preserves the best acts of the dead for an example to the living. What more could a kind, devoted, intelligent father do for his family? The Credit Foncier of Sinaloa will be incorporated with powers to centralize the control, management and responsibility of a community into one legal person (the corporation) and like a

good father, as it in reality is, it will have its sympathies attracted to those children least able to care for themselves, and it expects counsel and unified action from the boys and girls—from its citizens, women and men, who are physically, intellectually and morally vigorous. From birth to the crematory the child will have a father's watchful solicitude—a solicitude which never sleeps nor wanes; but grows stronger with time and dies only when eternity is reached.

In handling the real estate and personal property deposited by members, I would suggest to the Directors that they take an example given by the "Monte de Piedad" of Mexico city—the greatest pawn shop in the world; *i. e.* that the Credit Foncier of Sinaloa pay one third of the valuation in cash, and after sale pay balance, less the expense of the negotiation, to the members, who deposited the same; the depositor having the right within a time agreed, to take out the deposit by paying back the amount borrowed plus a fixed fee for storage and handlage.

The Monte de Piedad is a depository for every article known to civilization from a breastpin worth \$60,000 to an image of a saint sold for kindling-wood. It did issue its own notes based upon its deposits and had branch banks of deposit and issue in the larger cities of Mexico, but was recently compelled to stop this function of its usefulness, to give a monopoly to the National banks chartered by the Government.

Respectfully, ALBERT K. OWEN.

NEW YORK, April 30th, 1885.

MRS. MARIE HOWLAND, Casa Tonti, Hamilton, N. J.

Dear Mrs. Howland—The lands in Mexico are owned and disposed of just as they are in the United States. The Government and the states hold public domain sub-

ject to sale and colonization ; and the Indian tribes, the Yaqui and Mayo of Sonora and others less spoken of, own their lands in common and do not sell to any one or permit strangers to live with them. The Pueblo Indians of New Mexico and the Yuma Indians of Arizona hold their lands and have much the same customs as the Yaqui and Mayo Indians of Sonora.

Mines are held subject to the old Spanish system—the best in the world. They have to be worked to be held. Our mines, as you know, can be held in fee simple and not worked ; *i. e.*, a speculator can hold a mine here and not work it himself and can prevent any one else from working it. In Mexico he can't. He has to work it himself or step down and out. I wish the lands were held under the same restrictions.

The peon system has been abolished by law just as our slavery system has been ; but both in Mexico and the United States the law is one thing and the practice quite another. There are gangs of chained negroes driven to work, to-day, in the pine lands of North Carolina.* There *are* peons in Mexico. A peon is a man or woman who borrows money and pledges his or her word that he or she will work it out at a certain rate of wage. Children cannot be born peons. A slave can be born. A peon must impose a debt upon himself. A child born in the United States is made a wage slave as soon as it can work and is driven to pay the interest on bonds forced upon it by its ancestor's recklessness. The creditor of the peon is careful to see that he or she is kept in food, shelter and

* RICHMOND, Ky., May 5th, 1885. "An immense crowd gathered in front of the Court House yesterday to witness a public sale of negroes. They were sold into slavery to the highest and best bidder. One man brought \$38 for twelve months service, one \$14 for three months and a woman twenty-five cents for twelve months. The sales were made under the vagrant laws of the state.

strength. Chattel slavery enforced responsibility upon the master through self interest; but, who is responsible or who cares for the wage slave of any country? Who is responsible for the education of our children? Who is responsible for the health and virtue of that young girl left alone and without a bank account, and if she has a bank account who will protect her from the lawyers who are organized to plunder every one, and from the bank cashier who steals deposits, from force of contact, with thieves? What becomes of the widow, orphan and minor? Who is made responsible for these persons in their inexperience and helplessness? Who will have a care for that grand, good, industrious man over-worked and overtaken by age? Who will take charge of that woman maimed by this machinery? Where is the responsibility in this Government of ours for anything, for any person at any time, or in any place? Is it not time this sentiment of freedom and liberty guaranteed by the constitution should stop? Is it not time that the people of this country should be protected from robbery by their lawyers; from the plunder, piracy and enslavement by the specially-chartered vandalisms of our century? Is it not time that there should be a community of interests in things common to our civilization, and essential to our existence, and an intelligent, authorized and forcible responsibility in everything, at all times, in every place, for every person? How much longer are we to see a man with both legs cut off, one hand gone and the other paralyzed, one eye out and the other useless, no teeth in one side of his jaw and an artificial bone in the other made to start with "Equal rights before the law" in the struggle for existence, against giants entrenched by legal enactments, behind vested rights and guaranteed privileges? "Overdrawn statements," you may say, and I emphasize, *No!!* rather partial the other way. There are thousands of cases in this city, to-night, of women, children

and men who are as helpless to do anything good, bad or indifferent, as if they were in the midst of a tidal wave. Who are responsible to them? Who is responsible to society, to humanity, to civilization that such distress exists? The answer comes back with a thud: "No person! No nothing!!"

Mexico is neither better nor worse than the other sections of this same continent. The constitution of Mexico was framed a quarter of a century after, was modeled from, and is conceded to be an improvement upon ours. The further we get away from the influences, from the constituted powers of both governments and their peoples, the better will decently-inclined colonists prosper. Topolobampo, thank God! has not yet been stained by "Man's inhumanity to man," and it offers an exceptional basis owing to its geographical position, for the basis of a new civilization: A thousand determined men and women would not be interfered with by any powers controlled by politicians, San Marino in Italy, and Andorra in Spain, have kept their faith with their citizens in the midst of the broils of Europe in times when Kingdoms and Empires and Republics have rushed to wars and have gone down in the strife and perished. Salt Lake City kept out of our civil struggle because removed from our midst and because they had no slaves to lose, and had no wish for a Negro's vote. Pacific Colony will stand upon its own bottom also. We go forth as Missionaries to reform ourselves. After that we may have an influence upon people living outside of our control, in our example, not by our "precepts, texts and golden rules." Success now is measured by the comforts, easements, luxuries which surround the person and system. The intelligent mind longs for the beautiful, the progressive, the luxurious; and by integral Co-operation upon the lands proposed, in that climate and under vigorous management, five years will see us a wealthy and ten years

a luxurious community. Pacific Colony is to be run upon business principles the same as other Corporations, but for the good of all, with guaranteed responsibility for every stockholder and for the comfort of the stranger within our gates.

The Credit Foncier of Sinaloa is the "Messiah" which comes to lift us out of our present chaos of irresponsibility, misery and crime up to a foundation of responsibility and into a community where the home becomes the palladium of our existence and where the faintest call from the most humble member or visitor, from the weakest woman or the feeblest babe, will be heard by lightning flash and will be attended to with the promptness, the competency and the tenderness of a paternal government made perfect.—And may Almighty causes hasten the unity of our action to these ends.

ALBERT K. OWEN.

BRIEF EXPLANATIONS OF THE WORKINGS OF THE CREDIT FONCIER OF SINALOA.

BY A. K. OWEN, PUBLISHED IN "THE MINER AND MECHANIC," NEOSHO, MO.

No. 1. Why should the individuality of the stockholders be lost in our Company more so than in a railroad, gas, or water corporation or building association? The Credit Foncier is simply incorporated to possess, construct and manage utilities and necessities common to a community. In fact, it is nothing more than a town improvement company in which every citizen is a stockholder and the town councilmen become Directors, or Trustees, *i. e.*, we manage our town in a business way and leave "politics" out of city affairs. There can be no privileged classes, "bosses, rings, or civil service reformers" with us. We contend that if it is right for a few citizens to be incorporated a company and to obtain special privileges to furnish and monopolize one particular public town convenience, that it is progressive for all the citizens to be incorporated into one company to furnish all public town improvements, utilities and necessities. Special laws enjoyed by select persons will always form distinct classes; and this is not American. It is contrary to the letter and to the spirit of the constitutions of the United States and of Mexico. It is in direct violation of the principles of our Declaration of Rights and of the best expressions of the founders of our sister Republic. We believe with George Fox, that "if one man is born with a right every other man is born with the same right." There

can be no individuality, security and health long enjoyed where the citizen is forced to compete against organized classes fostered by partial laws. The person who has not raised himself to this plane of thought need only wait a few years longer in our modern cities to get sufficient proof of the fact. The contest for office, and for a hand in the public treasury, filled by direct taxation, controls the public mind and every important affair in life is neglected. Every river is becoming an open sewer,* every lake a cess-pool, every community a generator of foul gases; and pestilential contagions and zymotic or filth diseases are already making sad havoc among the peoples of both nations.

Again, do not think for a moment that "The Credit Foncier of Sinaloa" is incorporated to do too much. There are several trunk lines of Railroad within the United States which own more and a greater variety of properties than we are likely to own for many years, and, at the same time, they do almost everything known to our civilization. They own and manage vast estates; mortgage, bond, hypothecate, sell, improve, lease, rent and exchange properties; build and manage river-boats and ocean steamships; construct and operate telegraph and telephone lines; make locomotives and cars; complete bridges, wharves and docks; put up and furnish houses, run hotels and restaurants; publish papers and magazines; dig and bore wells and convey water in pipes, ditches and canals; cultivate and settle lands; lay out and control towns; mine coal and quarry and dress stone, manufacture steel and iron in most every form; erect and work smelters; saw and fashion lumber; employ tens of thousands of accountants, professionals and laborers, men, women and children;

* Wordsworth's rippling river of poetry, the Wye, has been so polluted that it threatens death by poison to those who dwell upon its banks.

establish hospitals; enforce their by-laws and rulings upon every man, woman and child, dog, horse, cow, etc., who or which travels, eats and sleeps upon their properties—movable or stationary; issue their own paper obligations—which pass current among themselves and their employees and do a thousand other things which I need not name now

In regard to issuing their paper obligations, let me remind you that the Pennsylvania Railroad Company has been compelled several times within the past ten years, to pay its employees partly in paper "due bills." The Reading Railroad issued a paper script *bearing interest* so as to avoid technically the legal restrictions, and simply received the same for freight and passenger fares over its lines. These were eagerly sought by the merchants living along their route and became such a source of convenience that the National Banks united to crush the system; and, as the railroad company was managed by a lawyer, they succeeded in doing it and in literally *bankrupting* the railroad company. But in Georgia the railroad tickets of the State pass for their face value anywhere, and freely by the common consent of the people, and Georgia is the leading State South. In Galveston, Texas, the citizens use the celluloid-five-cent-tickets of the street railways for change; and in St. Louis the hotels and theatres, several years ago published that they would accept the street car tickets, at par, and they have since performed an important part in the exchanges of that city. *Use gives value to currency.* Money must be currency, but currency need not necessarily be money. Since the Robber-Congress, under the leadership of that arch-traitor, McCullough, burned the *fractional paper currency*, (\$48,000,000) the people of the United States have had to send postage stamps, by letter, in payments of sums less than one dollar. They are acceptable, owing to their uses. Not by law, but by com

mon consent. No law can prevent persons, two or more, from receiving anything agreed by themselves in exchange for their own services. Do not forget this fact: *the law says what shall be received in payment where no contract is made.* Law has never yet gone so far as to say what persons shall or shall not receive in their private contracts and exchanges. There are hundreds of mining companies in Mexico which pay their employees in "paper script" and redeem the script with goods and groceries at their stores. This is also done by storekeepers and mining companies in parts of the United States.

No. 2. The 15,000 lots and the 15,000 acres of land are bought by "The Credit Foncier of Sinaloa" for \$45,000 and the title remains absolutely in the possession of the Credit Foncier. *Under no excuse whatever* can a bond, mortgage, tax or lien be entered against said lots and lands. Now bear in mind that the stockholders are the Credit Foncier. The colonist buys the lot-interests or rather leases the right to occupy a lot or lots forever under the reservations which the by-laws will set forth; *i. e.* that *he or she will live as a civilized person should.* Nothing more is asked. This will be enforced. The atmosphere is more important to health and happiness than the right to occupy land. To mar its purity, is to undermine our physical constitutions. Our first care is to see that no person under any excuse whatever, poisons it. Even if it were possible for a colonist to live in his own pollutions he could not be allowed to do so, for his health is the solicitude of the Credit Foncier, as the corporation takes the risk to insure his life, and the atmosphere which he makes cannot possibly be retained within his jurisdiction, but goes into his neighbor's yard, house and lungs. If a person wants "*natural rights,*" he should be a barbarian and live alone. We are opposed to "*natural rights.*" Facts tell us that when men and women congregate they

give up "natural rights" and agree to conform to prescribed rules. Each person concedes to the other and these concessions come into use as "courtesies." The more concessions made, one to the other, the more progressive, the more refined becomes the civilization of those who concede. A natural apple is a crab apple, a natural rose is good for nothing, and a natural man is a savage—a disgusting creature in every way and in every place. A dog exercises his "natural rights" and every five minutes pollutes some doorstep or tree, and a horse has his "natural rights," and lets his excrements fall at all times and in any place; and as we cannot regulate such "natural rights" by persuasion, education or statute, we must exclude all such creatures from our midst or be no better than other communities. Hence, our colonists must pool their "natural rights" and make a united effort, not to work for the benefit of the greatest number but for the advancement and happiness of every one for whom and to whom each one becomes responsible. Majorities have never been right in anything. The best thoughts and kindest purposes remain still with minorities,—with those who think. Every one will know the by-laws before he or she becomes a colonist. The spirit will move those who are capable of the new civilization. Others are not wanted at the beginning. After we get well started we can open our homesteads, occupations and privileges as wide as humanity itself. If our foundations are correct in principle they will be sustained, and every person added to our settlements will be a benefit to us and to him or to her.

A colonist must be a stockholder, but a stockholder does not, during the early workings of the settlement, necessarily have to be a colonist. The colonist can occupy one lot (25×150) or 48 lots $25 \times 150 \times 48 = 600 \times 300$ feet $= 4.13$ acres $=$ one block. We think that most colonists will build on four lots (100×150 feet) but, if there is a person of

means who desires to build a beautiful house in the middle of a block [4.13 acres] and surround his home with lawn, trees and flowers, etc., we encourage the wish. At the death of the colonist the right to the lot or lots pass to the heirs just as they do in the United States; with this exception, that from the wise forethought of keeping the title in trust, by the corporation, the lot or lots are sure not to have any liens, mortgages or other claims to off-set their advantages. We transfer the responsibility of our title and public trusts to the care of the Credit Foncier,* and we will be at liberty to work out an individuality unknown to modern life, which is weighed down prematurely with irregularities for which there is no way to foresee, with responsibilities always uncertain and vexatious and which, under the most favorable circum-

* About the time of the Pittsburg riots, I wrote and distributed thousands of pamphlets on labor, in which I claimed that lands could not, in justice to posterity, be made private property.

Ten years of careful consideration on the subject has confirmed me in the opinion that all the lands of the world belong to all the people of the world, as a common heritage to all posterity, *for use in pro rata* portions, inalienable, and indefeasable, forever.

Justice to the inherent rights of man, makes the gift, sale, and purchase of land an impossibility. From the eternal principles of right, and the immutable laws of our being, property in land *can not be*.

All the so-called titles to land have been entailed from usurpation and violence. Governments should parcel out, and lease their lands, for use, as we did the mining lands of California.

Inasmuch as everything having exchangeable value, yea all the wealth of the world, is the production of labor, the children of labor should not shiver with cold nor beg for bread. Nor, indeed *need* they, were the lands of the world public domain, instead of private property.

ONE OF THE PEOPLE.

Or, if you prefer, ISRAEL HALL.

ANN ARBOR, Mich., Nov. 1884.

P. S. Something *must* be done to make homes possible and *inalienable* to the poorest of posterity, else the boys, whose fathers wore 7½ inch hats, will soon own all the lands, and have the rest of us their

stances, undermine the health and perplex the reason. The colonist cannot borrow money from persons, legal or private, other than the Credit Foncier, nor can he sell or transfer his stock (without the consent of the Credit Foncier) or sell or rent his lot-interest or house to other, than to the said Credit Foncier; hence, *lot, house and stock speculations and rents will be unknown to our "Bourse."* This does not prevent the colonists from engaging in business outside of the colony settlements, provided he does not embarrass his Credit Foncier obligations or his personal freedom. Money earned by the Credit Foncier belongs to the stockholders. It is suggested that 50 per cent. be put into improvements on the settlements, etc.,—into streets, electric passenger-ways, lights and powers, etc., hotels, libraries, theatres, parks, etc., and that the remainder be divided pro rata with the shares of stock. This latter would be used by the colonists mostly in adding to their homes or in traveling, etc. Credits once established with the Credit Foncier will be exchanged for drafts upon any bank in the world; for be it remembered that "The Credit Foncier of Sinaloa" is designed to handle the exchanges between Asia, America and Europe.

No. 3. It is suggested that the Credit Foncier sell the lot-interests, to the colonists in series of 500 lot-interests, until 3000 lot-interests are occupied; and after that at the regular price of \$200 per lot-interest, the wish being to en-

slaves,—or, like horses, without an owner, which all may ride, whilst none are compelled to feed.

The meaning of *Levitt* xxv. 23, has always been clear enough in the English translation but a somewhat harsh emendation of the Revisers will perhaps serve to arrest the attention of some who do not read the Bible attentively enough to see how thoroughly it is opposed to land-lordism. The prohibition—"The land shall not be sold in perpetuity"—clearly proves that, according to the theory of the Law no Jew ever held the *fee-simple* of his land: "for the land is MINE" saith the Lord, "for ye are strangers and sojourners with ME."

courage rapid settlement by useful people. The first builders having the choice of location. If this plan were adhered to, and it is strongly urged, the profits on the stock would be as follows.

1st Series—500 lot interests at \$10	-	-	-	\$ 5,000
2d Series—500 lot interests at \$20	-	-	-	10,000
3d Series—500 lot interests at \$40	-	-	-	20,000
4th Series—500 lot interests at \$80	-	-	-	40,000
5th Series—500 lot interests at \$160	-	-	-	80,000
6th Series—500 lot interests at \$200	-	-	-	100,000

3,000 lot interests at average of \$85	-	-	\$255,000
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The 3000 lot-interests will probably be taken by 1000 heads of families, and these can be placed upon the lands and given occupations within six months after our organization is perfected. The 12,000 lot-interests, still held by the Credit Foncier, at \$200 would bring in \$2,400,000 which added to the 255,000 makes \$2,655,000 for an investment of \$30,000. One half of this could be put upon the town and farm improvements, and the other half be divided pro rata with the stockholders. It is thought that when 5000 heads of families have settled, about 15,000 lots will have been sold.

When 2,000 colonists have located the Credit Foncier will settle with the owners of the remaining (85,000 lots) property at the rate of \$2 per lot in cash.

All building will be done by the Credit Foncier. The colonist has the choice of location and can select the design and the cost of his house; the Credit Foncier demands, however, that the house be suitable for the climate, fire-proof and built with strict regard to sanitary conditions.

The payments for the lot-interests, houses and transportations can be paid with services, with properties—real and personal—or with “moneys;” and at cost.

The Credit Foncier of Sinaloa, after it is started, will communicate by letter with a needed mechanic or a worthy woman, who has paid for one share of stock, send him or

her an order for a ticket from the place ~~he~~ or she may be, to Guaymas or San Francisco, together with ten (10) dollars or more for meals, etc., en route, meet him or her with the boat of the company, convey him or her to "Pacific Colony," put him or her in a permanent or temporary home, with food, furniture, etc., and insure him or her agreeable and remunerative employment such as had been and at the wages previously agreed upon. Thus we see that the Credit Foncier banks upon the services which men and women can render to society—when they will agree to be encouraged and protected by a responsible, experienced and systematized management. The humanitarianism of this movement is based upon business principles. The risk will not be so great as those taken by fire, life or accident insurance companies, and the benefits will accrue faster and be of community importance. The basis of this action is simply to *assist others to assist themselves knowing that good will come to the assisters and to the assisted*. We are to be missionaries among ourselves. We are the ones who need united action and generous, humane actions and teachings. After we practice with good results our own beliefs made perfect, we will have ample time to dictate at the cannon's mouth, if that spirit is thought to be æsthetic, how others must pray and wash themselves.

No. 4. The by-laws will be drafted by the Directors immediately after their election, and will be submitted by mail to every stockholder for his or her approval, rejection or comments. After said comments, etc., have been considered by the Directors, the by-laws will be determined upon again, printed and sent to the stockholders, and any one is at liberty to withdraw from the association; and in that case, the 5 per cent. which will have been paid will be returned. There is no wish to have any one go into this movement against his or her desire. Equity is the

aim we have. It will take men and women of firmness, purpose and inward conviction to inaugurate so important a colony. All other persons would be in our way and in their own.

No. 5. The marriage state is the safety valve of moral action and scientific progress. We must encourage it. In Russia $34\frac{1}{2}$ per cent. of children born are illegitimate; and the average length of life in Russia is only twenty-six years. Russia is a state founded upon the church, and every man, woman and child cross themselves about forty times a day. In France 24 per cent. are illegitimate. In the United States the increase of sexual depravity is increasing to the demoralization of every thought and action.*

The Credit Foncier must encourage early marriage, and in fact, marriages at all mature ages must be promoted in every way equitable.

No. 6. The Directors should be elected for five years, at first, because it will take earnest, devoted and self-sacrificing persons that length of time, in all probability, to get the first settlement into satisfactory working order; and if they show positive ability and uncompromising purpose in their efforts to this end they should feel that they will have ample time to test the workings of their details. The ten Departments mentioned come into existence as soon as the settlement starts, and thus the pioneers will be mostly put in direction of the leading industries and Departments. Women take their places at all times and in every way they desire, with their husbands, brothers and sons. The Directors will be added to as the colony progresses. There is no possibility of any one or two or "a ring"

* The *Daily Evening Telegraph*, Phila., Aug. 1, '85 :

Every year the divorce wheel flies swifter and swifter around, and Philadelphia is gradually earning the descriptive title of "The City of Divorces." Statistics compiled in relation to this momentous question

holding absolute power at anytime or under any circumstance. *The departments are co-ordinate*; and each is distinct in its organization, while, at the same time, interdependent with all of the others. Each Director is equal officially with his colleagues, is elected 'in the same way, for the same time, by the same voters, and is in no way subordinate to any one. Each is accountable to the colonists only; of whom they are, and from whom they receive their election. They will be governed in Departments and in joint meetings, etc., by officers and rulings made by themselves so as the better to meet all cases and to dispatch business with promptness and effect.

The human body has its head, heart, muscles, nerves, etc. Each is distinct and entirely different from, yet interdependent with the others. An injury to any one of these is detrimental to all, and the health and vigor of the whole is dependent upon the perfection and separate action of the parts. Reformers have been, as a rule, intent upon redressing some one great and acknowledged social evil. They have neglected to treat society as a whole, and in spite of earnestness, wealth and persistency, the result has been unsatisfactory, and society has received but comparative benefits from the devotions and self-sacrifices made. Reformers will fail until they treat society as a whole; and not as a part. The church, as you know, has reveal a sad state of affairs. The average of divorces for ten years past has been found to be one in every thirty-four, as the annexed figures will show:—

1875,	6,144	marriages,	153	divorces,	or	1	in	40
1876,	5,341	do.	159	do.	or	1	in	53
1877,	6,147	do.	188	do.	or	1	in	32
1878,	6,247	do.	193	do.	or	1	in	32
1879,	5,224	do.	164	do.	or	1	in	31
1880,	6,476	do.	200	do.	or	1	in	32
1881,	7,569	do.	183	do.	or	1	in	41
1882,	8,521	do.	267	do.	or	1	in	31
1883,	8,331	do.	216	do.	or	1	in	38
1884,	8,637	do.	242	do.	or	1	in	35

treated "the soul," whatever that may be, and they have failed. The anti-slavery advocates worked for the political advancement of the American negro south, and have only succeeded in taking him from *chattel slavery* and putting him into a worse state of dependence as a wage-slave. The "Greenbackers," the Protectionists, the Woman Suffragists, the Prohibitionists, the advocates for the nationalization of land; the Trade Unionists, the eight-hour laborers, etc., have correct principles at the foundation of their efforts, but they treat society in part, and not as a whole, and will not obtain satisfactory results, even if they each succeed in effecting the perfection of all they aim at.

Directors will have occupations in the fields, shops and offices, and, only in exceptional cases, will receive a salary; for instance, when the director is 50 years or more of age, and when the public duties are such as to make it necessary for the director to attend entirely to the same. Every colonist will be capable to fill some of the directorships and assist towards its efficiency—and an hour or so a day, devoted to the general welfare, will be found to result to private interest more than most persons have calculated. In "Pacific Colony" the possibility of a favored class being educated for governing will be very slim indeed. The order is that every colonist shall have a special trade or occupation. "Middle Men," "Officials," "Policemen" and "Employers" will have passed from our midst, and usefulness in productive callings will give its advocates the wealth, the social rank and the marked individuality in the settlement. The diversification and perfection of trade will be the earnest aim of the promoters.

No. 7. If a person does not violate the principles which he or she has approved by becoming colonists (having accepted the by-laws) there will be no power to remove them, and certainly no wish.

No. 8. The lawyers will simply be attorneys of the corporation. Their numbers will probably never be many. We wish producers. Our aim and study will be to remove every avoidable friction to association. As society advances upon true methods persons not producers will become less in numbers and in importance when compared to our present time and systems.

No. 9. The farm lands will be worked by the Credit Foncier and the products will be sold at the markets and bazaars of the company, by the company's agents. If there are persons who wish to lease lands owned and not used by the company they can do so. Such cases would necessarily be rare and the purposes exceptional. The wharves may be leased to steamship or other companies for their specified uses. Not to any company or person for speculative purposes. The supply departments of the Credit Foncier will embrace all articles of food and utility, and all manufacturing will be done exclusively by the Credit Foncier. *No man, woman or child will be directly employed by another man or woman.* All occupations will be through the Department of employments. Individuality, therefore will be subservient or subordinated but to the corporation, and yet, each will be assisted and encouraged to excel in his or her particular line of usefulness. *We are opposed to equality in anything.* There is no division of properties or of profits, communistically speaking. The Credit Foncier simply but thoroughly takes charge of the things common to our civilization, and permits and assists the individual to work out his best and strongest characteristics free from competition with associated-partnerships and privileged classes. Man will be stimulated to excel man, and woman to rival woman in all things worthy of emulation; and the colonist will be left greater liberty to select his or her companionships than is possible in our present state of disorganized society where politics and

business make strange bedfellows. There cannot possibly be any crowding, for the occupation of every colonist is decided upon before he or she is permitted to go to the settlement; but when once there the Credit Foncier insures him or her the work and the wage agreed upon. The children of the colony are instructed in trade and science, and are ever the objects of watchful solicitude by the corporation.

The frightful loss of time, money, life, property and morality which takes place every hour, year in and for centuries, in our modern dens, yes! hells of iniquity, called "cities," will have no place with us.

Left to chance—to the "*liberty and independence guaranteed us by the Constitution of the United States*," whatever that may mean, there are a hundred hat stores where one would more than supply the demand, and consequently each hat merchant must crowd the hat-maker into starvation wage, spit his spite against the other hat sellers, and cheat the consumer into ruinous prices for inferior articles. This knavery and injustice causes 95 merchants out of every 100 to fail, and the sickly ones are turned into the ministry and the cunning ones become professionals, stock gamblers, drummers, and jobbers. From past experiences they may be said to be eminently fitted for their callings; and society suffers in consequence. When civilization is based upon a lie the order of its existence becomes lies and its upholders become liars and villains with wonderful consistency and force. What can we say of a civilization (God save the mark) which permits a hundred thousand pounds of meat, a million pounds of fruit and vegetables to rot within sight of a thousand human beings, pregnant women, little children, aged men, who suffer and starve, go blind and insane, mad and dead for want of part of these things? Yes! and where the church steeples are built higher the lower human beings are pushed into filth

and degradation; and where the more our own people suffer the louder hypocrites call for alms to send missionaries "to preach the gospel to the heathen in foreign lands." Is it then strange that some of us should have a feeling within which thumps against our ribs and exclaims, "Great God! how long is this thing to last?" Are we to make no effort to protect ourselves, our children and those dear to us from the impending ruin which must certainly follow in the wake of such injustice to fellow beings?

No. 10. We can obtain absolute control of the lots and lands suggested, and the farmers, mechanics, women and accountants are ready to settle. The needed element to make our enterprise a success is "money." The Credit Foncier, therefore at first offers stock to persons having savings and that stock receives profits from all earnings, so long as we use the money, *i. e.*, until actual settlers must have the stock to obtain their right to build. That is equity as we understand it.

We have asked, "what amount of money will you take?" This is to enable us to calculate how much "The Credit Foncier" will have to bank upon for outside dealings at the start. It would be far more profitable for all colonists to invest in stock and to enjoy the profits as they can than to simply deposit and draw interest, but they will judge of that and many other things for themselves.

ANSWER BY A. K. OWEN TO QUESTIONS BY MR. F. B. PARSE,
RIDGEWOOD, FLORIDA.

The *Miner and Mechanic* of Neosho, Mo., has published June 13th, and 20th, 1885, a letter relative to the workings of "The Credit Foncier of Sinaloa." In that letter, I think you will find answers to all you have asked. In the mean while, I will say that there is nothing like "force" in the management of Pacific Colony. A person becomes a Col-

onist, not even through persuasion, but from an inward conviction that society, as now organized, fails to make better men and women as time goes by and machinery is perfected.* We should judge a tree by its fruit and a system by its results. The groans which come from the honest toilers, from the wretched women, miserable men and unhappy children, from every corner of our land, bespeak for our system of government a failure so monstrous that crime becomes a virtue when contrasted with its doings. Womanhood, manhood and intellectuality make demand for a change. Our purpose is to obtain a foothold and to inaugurate a civilization which will have for its basic idea the development of the man and woman physically; feeling assured that with health and general employment, intellectuality and morality are certain to follow. In Pacific Colony an injury offered to the meanest individual is considered an insult upon the whole constitution.

A person cannot become a Colonist without signing the by-laws and deciding before he or she goes to the settlements, the class of occupation he or she prefers to follow. This does not prevent him or her from changing occupations if he or she judges it better to do so. The purpose of the corporation is to assist others to assist themselves; and while business methods, strict accountability in all public trusts, promptness in fulfilling engagements and punctuality in keeping appointments, will be strictly adhered to, there is a responsibility by the community for every person and thing, at all times and in every place; hence *order* will reign, while individuality, for the first time

* Owing to improved machinery and cheap labor, the average cost of harvesting grain in California is less than it has ever been. One farmer in the San Joaquin Valley pays 4 cents a sack for harvesting his crop. Under old methods the cost of threshing alone has been as high as 15 cents.

in the world, we think, will be left free to excel in every worthy calling.

There will be no "rents" as we understand the term in this civilized-barbarism. Persons are bound to keep their lot, house, street, area, etc. in perfect order, and this is the only "rent" they ever pay. There is no such thing as speculation in lands, stocks and securities with us.

"Interest" is nominally used among us the same as it is among the members of a building association; *i. e.* we pay interest to ourselves, *not to others*. We oblige every Colonist to have a home and we advance him the ways and means to do this, and wish him to pay back to the "Credit Foncier" as soon as convenient, for the service rendered. "Interest" will encourage him or her to pay, and not allow one to impose upon the many, or the many to bear inequitably upon the one. We might say "cost" or "rent" instead of "interest" but its practical working would be the same. After getting well organized we can improve in many ways upon the suggestions which have been made. Recollect that we are moving from civilized-barbarism to a new plane of life, and will have to suffer some of the results of bad associations until we can manage our own affairs with a master mind made thorough through experience.

The church* has no claim upon us. Our care is with this earth. We will try and prevent our colonists from looking so high, and so distant for their happiness, as to look over and beyond the every-day affairs needing their attention. We believe with Coleridge that "he who begins by loving christianity better than truth, will proceed by loving his own sect or church better than christianity, and end in loving himself better than all." We have had enough of

* A writer in the *Pall Mall Gazette* says of Edinburgh: To a stranger who selects Edinburgh as a place to live in, there is practically no society, such as one can readily have in most cities. The attention of the natives is taken up with petty church squabbles and profes-

"Hell " practically, and, entirely too " little of Heaven." We have had "church " until we can't rest, let us have *the teachings* of Jesus Christ put into practice. If there is anything left of "Christianity" but hypocrisy let us see who has the moral courage to live up to its best promptings.*

As a corporation, "The Credit Foncier of Sinaloa" is a citizen of México; but the colonists as individuals, are free to retain citizenship elsewhere; just the same as the stockholders in a Mexican railroad company are. It may, however, become a particular advantage for us to take out papers of Mexican citizenship. This will be optional with each person. "Competition" between individuals in the production and manufacture of articles, etc. will be free.

sional jealousies. In days gone by—in the days of Jeffrey and Cockburn—Edinburgh was a place to live in and to enjoy. It is not so now, and this has been brought by its theological hairsplitting and religious intolerance. It is now nothing more nor less than a big school, where our boys can be taught everything on earth save good manners.

In Ecuador there is a church, it is said, for every 150 inhabitants, and 10 per cent of the population are priests, monks or nuns. The priests control the government in all its branches, and 272 days of the year are observed as feast or fast days. One-fourth of all the property belongs to the Church. Seventy-five per cent of the people can neither read nor write.

Mexico overthrew her church and confiscated its properties in 1857. There is no other nation so free from church slavery as Mexico is to-day.

* "The church represents all we fear and seek to destroy, the theatre all we love and seek to uphold. The church is the grave of the past, the theatre the cradle of the future. The church forges fetters, and the theatre breaks them. The church thrives on ignorance, the theatre on intellectual development. The church has outlived all its usefulness, the theatre is full of undeveloped possibilities of good." George Chaîney, of Boston.

N. B.—We would substitute "the lecture hall" for "the theatre."

A. K. OWEN.

There will be no "competition" between middlemen; nor will there be huckstering or "jobbing" of any kind. Therefore lies, knavery and swindling will not be a necessity to success in our settlements. Partnerships, firms and incorporated classes will not for a moment be thought of by us. "The Credit Foncier of Sinaloa" is our state. It alone is our Corporation. There is no other corporation within ourselves but it. Man and woman will be encouraged to excel and compete in their individual callings, will be free to choose their own companionships, etc., and all laws, or regulations rather, enjoyed by the community will be general and not particular as with class governments now combined against the people. Equity and integral co-operation are our aims. Gradually, we hope to explain other details.

NEW YORK, June 29th 1885.

WALTER C. GIBSON, Esq., President Mexican—American Construction Co.

DEAR SIR:

According to an order received from you to proceed to Topolobampo, Mexico, and to make a thorough examination for the construction of the first one hundred miles of the American and Mexican Pacific Railroad, I went by rail to Guaymas, thence, by sailing vessel to Topolobampo, a distance of 200 miles down the Gulf of California, which occupied five days, being delayed two days by calm, as the trip is generally made in three days.

I arrived at Topolobampo on the 18th of April. We had no difficulty in crossing the bar or entering the harbor, as the Captain knew the channel and harbor well, and never took down any sail until ready to drop anchor in the inner harbor.

We crossed the bar at low tide and although our vessel was of light draught, I had the Captain take soundings

before approaching and until we crossed the bar, and found three fathoms on the bar, which seemed to me only for a distance of three hundred feet when we found deep water and did not sound again until we cast anchor in the inner harbor in four fathoms of water. The Captain told me that there was another channel south of where we crossed the bar that had more water and that the largest ship could sail into the harbor at anytime when the channel was marked by buoys ; he also says that captains, as a general rule, enter ports at high tide, that the tides here rise from four to six feet and there is no danger for the largest steamers to enter Topolobampo. The harbor is beautiful and extensive and will give shelter to all the fleets of the Pacific Ocean.

I found teams at work grading that went there in February ; and after looking over the work and finding it so light ; also, that there would be no rails there this summer, I concluded it would be best to suspend the grading until such time as the rails were shipped, put the teams constructing reservoirs to hold water from the rains for our use next season, until we could construct the first 16 miles and dig wells, and put up water tanks ; then we could handle the water with trains, to supply all parties both on the line and at the harbor.

I examined the line carefully and find that the first 40 miles can be constructed and equipped for ——— thousand dollars per mile, including station buildings at Topolobampo, Mochis and San Blas. The next 60 miles can be constructed at a cost not to exceed ——— thousand dollars per mile, basing my calculations on the present prices of materials of all kinds, the grade being very light, this of course you know, as you have the Engineer's figures in your office ; and one light locomotive will do more work than two heavy and expensive engines on some other roads, which will be a vast saving in the operating.

Topolobampo Harbor is so situated that when opened by railroad communication it will command all the traffic for over one hundred miles north and south along the coast and directly back to the mountains one hundred and fifty miles where the mining interests center ; and the terminus of the railroad will be the distributing point for the mining section on the west slope of the Sierra Madre. This includes the Batopilas mining district.

The placer mining along the foot hills will, in my judgment, prove to be rich and extensive, and I would not be surprised to see a mining excitement such as the days of 49, after placer experts examine this section of the country ; and as for the quartz mines of all kinds, gold, silver, copper and lead, they are numerous and rich, and the day is not far distant when this will be the greatest bullion producing district in the world. All it wants is enterprise, machinery and capital to bring about these results, which no doubt will follow the building of the railroad.

At present there are about six thousand animals engaged in freighting from the gulf to the mountains by the way of Alamos, Fuerte and Sinaloa, all of which will come for this freight to the railroad when it is constructed ; so you need have no fears concerning the earnings of the road as it will pay interest on its bonded debt, and a monthly dividend to its stockholders.

While traveling through the valley I was treated with the utmost kindness and hospitality by the Mexican people, traveling without *arms* both night and day, camping by the river with perfect safety. I found the climate not so hot as I expected. I carried a thermometer with me which showed 85° to 90° during the day, and 68° was the lowest at night ; and the highest that I saw it at any time, was at Fuerte City, when it showed 100°. Inside the adobe buildings it showed 85° to 87°, and I did not feel the heat any more than I would 75° in New York. I have experienced

greater heat in the construction of railroads in Arizona, Nevada and California.

The land along the line of the road is very rich and is capable of supporting a large population, as everything planted grows the whole year round, and can be planted every month in the year with irrigation or on the bottom lands, and on the highest *mesas* during the rains, where fine crops of corn and wheat are raised with less than one half the labor employed in any part of the United States ; and in three or four years, after your road is constructed through this valley, it will compare with Los Angeles country, California, as to settlements, fine orchards and farms.

The first sixteen miles of the road will reach the centre of the company's lands, called "Los Mochis," a tract, consisting of thirty-three thousand and five hundred acres, all of which is rich soil and will raise good crops of all kinds, and is without doubt valuable property, and will command good prices when the road is built this far.

The first station from Topolobampo which will be constructed here (Los Mochis), will be an important one, as this is the diverging point for Ahome and several other places on the Fuerte river, and for the State Capital, Sinaloa City, and for other towns on the Sinaloa river ; and as soon as the road is finished to this station it will command all the traffic that now goes through these valleys from all ports within one hundred miles on either side of Topolobampo ; thus you can see that the road will pay from the start.

To construct the first sixteen miles will require a little more per mile than it will to complete the next twenty four, on account of the rock work on the first mile at the harbor.

I consider this a very important move to make at this time in the face of Mexico's suspension of the payment of railroad subsidies for the present, for by the company showing

its good faith in Mexico at this particular time would be sure to lead to the company getting other favors from Mexico, which in the end would be more advantageous to all concerned than the subsidy in its existing form.

In order to carry out the above plan it is necessary to have it decided within the month, as there is some work that should be done before it rains hard.

My trip from the mouth of the Fuerte River to New York, was made in ten days, but when the proper connection is made by steam between Topolobampo and Guaymas, the trip can be made in seven days all of which will be accomplished as soon as one mile of track is laid from the harbor.

Yours truly,

JAMES CAMPBELL.

NEW YORK, June 28. 1885.

Mr. _____

DEAR SIR :

"Pacific Colony Site" on the bay of Topolobampo Sinaloa, Mexico, is owned by several persons. The stockholders of the railroad company, to which I belong, have the controlling interests ; but the whole is held in deed of trust by one person. The plan accepted by said trustee carries all interests, but the railroad people have the right to sell first. The Credit Foncier will have to deal only with the trustee.

The Colony site is laid out and the minimum building area (25 x 150) has been decided upon. A colonist can buy from one to forty-eight lot-interests. There should be no difficulty for an average person being satisfied within these restrictions. Those having claims in the said lands generally express them by "lot-interests." or by percentages. You will now understand why I say that after 2,000 persons have built on the said site that the Credit Foncier will settle in full with the railroad company and with those

holding "lot-interests" *i. e.* with all who hold the remaining 85,000 lots, etc.

Your suggestion that after 15,000 shares have been sold, that no shares after that be permitted to vote without the holder is an actual settler, is a good one ; and I will do all I can to have such a provision go with their sale ; as well as some equally as good improvements which I am not at liberty to mention just now, even if they were asked by friends of the movement. We should bear in mind that we do not yet possess the lands, and the trustee may have some ideas himself upon how the property of his clients should be managed, etc. I could not, at the time I published CREDIT FONCIER No. 1, assume more than I did. Be this as it may, the conditions of the sale of the Credit Foncier stock will go with it, and it will be more profitable to the holders to encourage the carrying out of the basic principles of the settlement than to retard the same. I feel that if persons, no matter how meanly they are constituted, once see that they can *gain more* and live with greater security and less exertion by acting a correct part than by going contrary to the interests of others, that they will take the straight rather than the crooked road. If these premises are wrong, then there is nothing to be hoped for in science and progress—then man is worse than the brute and will ever be a curse to himself and to others. It is the incorrect organization in Society which makes possible such villains and scoundrels as we see around us. There is no possible way, by industry and correct life, to rise to fortune and influence in society as it is now constituted. Bad conditions in everyday callings will make bad people, as certain as bad air and bad food will give them bad constitutions, no matter how good their intentions may be ; and good conditions, surrounding a general system, will make good people be their intentions ever so bad. Of course no set of persons can go from our existing civilized-

barbarism and live from the start a correct life. The bad trainings and false teachings of the past will cling to us for a generation at least, be our success never so great. There have to be pioneers in every progressive step—persons who feel and dare—men and women who are ready and determined to devote their remaining years to inaugurate a practical change from existing evils in the direction which science and experience dictate. Horace Walpole said : “ Life is a comedy to him who thinks and a tragedy to him who feels ; ” but we say : “ Life is a duty to him and to her who reason ; and no man or woman can afford to listen to this inward conscience and not move toward the light which points to the realization of this hope.”

Mr. Edison has said that : “ before the American people, will accept anything new in plan, the details must be made so plain that a mule can understand them.” In due time, we hope to make the details of the workings of the Credit Foncier of Sinaloa, equal to that standard ; but, our maps and explanations, although well advanced, cannot be well duplicated and distributed yet awhile. This is not a movement which may be hurried more than the persons who have signified a willingness to associate themselves can hurry it. We have tried to scatter the documents far and near, and to have the conditions complied with, without which we will not start at all. We did not understand that we were going to interfere with anyone’s present occupations while propaganda, essential to organization were being perfected. I am ready to carry out all I have assumed. Organization must, however, be made first.

One word in regard to the price of lands at Pacific Colony. I have suggested some prices ; but they will be fixed by our Directors.

Do not forget that all sales will be from and to ourselves. Building Associations loan money at 10 to 15 per

cent. interest ; but as it is loaned by and to their own members, it is not unjust.

The difficulty of getting water from the Fuerte is not as stated. Mr. Weidner means that it would require a ditch 2000 feet long to get the proper fall to run water upon the surface of the country in irrigating ditches. Our farm lands are 20 miles below where we expect to take water from the river, and consequently this is not a question to be considered by us.

In regard to climate, Mr. James Campbell is just in from Sinaloa, and has written an interesting report upon its railroad enterprise, harbor, climate, water resources, etc. I will try and send you a copy when I have a few moments from the press of present business.

Respectfully,

A. K. OWEN.

CHESTER, Pennsylvania, July 4, '85.

Mr. _____

DEAR SIR,—In your favor of June 24, you make two inquiries. They relate to the suggestions that the Credit Foncier of Sinaloa takes *reality*, and that it gives transportation and meals to colonists en route from their old to their new homes.

It was not the intention to suggest that we take every property offered, or that we permit every person to go to Pacific Colony who wishes to go. Some properties we would not have for a gift ; and there are persons whom we would not allow upon our grounds even if they came there and had "money" to spare. The Credit Foncier will have, perhaps, a management with as much brains as other corporations, even if it is to have a heart, which other corporations are supposed to have no use for. It will use business tact in selecting from persons and properties offered.

Perscns going out at the company's expense, must have some trade or calling which the colonists stand particularly in need of at the time, or it would not be business to take the risk and expense. The idea was to provide ways and means to assist worthy persons whom we had need of, and who could not move without assistance.

The "reality" is to be appraised by an agent, and *one-third* of the price is all we advance at most; and, in "money," only sufficient to pay the person's transportation and meals en route to the Colony. The remainder of the one-third would be paid in *credits of the colony*. Look at this studiously again and see if the suggestions of Mr. Howland can not be made useful to others and to ourselves.

The action taken by Mexico in regard to subsidies will retard railroad enterprises in that country. The times, however, are auspicious for putting in practice the Credit Foncier of Sinaloa, and we hope to organize during August, and to go out with our pioneers in October. We are working to accomplish this. We may not do so much as soon, but be assured that the enterprise will go quietly forward to the end and for the purposes we have expressed. The sufferings of our people call for relief—for a radical change from existing governments and customs, whatever and wherever they may be,—and the daily crimes and the bankruptcies of these times are driving the thinking men and women into organizations. These organizations will broaden more and more into such scope and centralization as we have suggested. Work, patience, and time, are great factors for true progress. Let us take advantage of them all.

A. K. OWEN.

Letter from Mr. A. K. Owen :

In a serio-comic letter, July 27, '85 by "No Name"—perhaps a child of Wilkie Collins not yet recognized—there are six questions referred to me by "our Editors" and here are the answers. No. 1. The 100 pioneers may become mostly Directors and instructors because it will be necessary to organize the ten Departments on the colony site. A maker of good shoes is the best person to give directions in that branch of production, and a mason, bricklayer, carpenter and farmer will represent his respective calling better than a college graduate would be likely to do. We are not civil service reformers. We do not think because a man knows where Hawaii is and can describe the "Asses' Bridge" that he is necessarily a better citizen and more capable to direct in affairs in which he has had no practical training. Masters of useful production will therefore, it is expected, be largely in the control of our colony affairs. In this way we will try and keep square men out of round holes and round men out of square holes, and not have every one pulling against tide and time because forced, against natural inclinations, into wrong callings. It is one of the sad sights of our go-as-you-please muddle, called "civilization," to see men and women, girls and boys ever upon a severe strain because they are not suited for their places nor their places for them. The way for "No Name" to become a Director is to master some useful calling and go out with the pioneers. His modesty will do the rest.

No. 2. We propose to "privilege woman" by giving her every right we men ask for ourselves, and two more—we give her the privilege of the doubt and the right to protection in cases of man *vs.* woman. We propose to do more than this. Women are the best accountants and treasurers. They are nearer exact in details and they never steal

W. S. M. L. S. T. S.

money. The secret of the success of many leading firms in our larger cities is, that they have recognized this fact and advanced woman to the position of cashier, book-keeper, and private secretary. Again, women make the best salesmen—misnomer as it sounds. These occupations are indoor, free from danger, cleanly, mental, and if not confined over four hours each day, and under systematized management, these occupations would be wholesome and invigorating. This will be ample for the most pressing business of exchanges; if not, then we should have reliefs. We suggest that this class of employments be reserved exclusively for women. Labor, invention, the field, the shop, belong strictly to the men; and the “middlemen,” or handlers of the articles produced, the moneys and the accounts, should be women. There would never be bankrupt estates and a “Canadian Colony” under such safeguards.

No. 3. The CREDIT FONCIER of SINALOA is to be our nation. It is to be a corporation, but no charter or privilege is to be granted to any person or persons within it. We are to take no part in outside elections, state or federal. Outside affairs and doings are to be commented upon for our own instruction, but in wars and strifes we are to be strictly like San Marino, Andorra and Salt Lake City. We have our own autonomy, subject, however, as a corporation, to Mexico. Our mission is “peace on earth and good will to mankind.” We show our distrust of governments as now constituted by retiring from them to ourselves under the general laws of civilization. We will fulfil our part of the contract. We exact justice from them in return: nothing more, nothing less. As between ourselves, we will be members of one firm, all struggling to advance the interest of the corporation; but as between outside persons and communities we are competitive and will struggle for recognition of our products and institutions—pride will

develope in each step toward superiority in manufacture, growth, invention and discovery. In all constructive measures we wish to rival others. In destructive acts we desire to take no part.

No. 4. We have said that the pioneers should be strong physically and have an inward conviction of duty ; and that until we get established, persons should be selected with discrimination for their trades and capabilities for the works, exposures and trials to be met. All persons 20 years of age or more, to remain in Pacific Colony, must become stockholders. Visitors would not want to go out at first. When the hotels of the corporation are made comfortable, persons wishing to come for their health and to visit will be encouraged to do so.

No. 5. Had "No-name" been raised in Pacific Colony he and his "girl" would have been given "credits," and each would have had steady employment and remunerative incomes. 'The CREDIT FONCIER can not be held to account for the fact that "No-name" has passed 30 years on the road of time and that his "girl" will not have him until he is worth a "million dollars." If it is any consolation we can assure him that we have met "millionnaires" lately who had not 25 dollars to their credit. We must positively refuse to tax the girls, for we have already said that where there is a doubt, we decide against the man. "No-name" has discovered to us that he is a man by saying "my girl," etc. The tax for bachelors will be fixed by the Directors to which body, perhaps, "No-name" will belong.

No. 6. In regard to invention by colonists, we suggest that the corporation advance money to perfect models and take out papers and that it receives one half interest in the patent rights. This may not be equity in the case, and therefore we refer the case to the Directors for their study and decision.

A. K. Owen writes the following answer to J. H. Herms, of Neosho, Mo. :—

James Campbell's report published in *Credit Foncier*, No. 8, will give you information concerning the railroad and its progress from Topolobampo bay eastward.

The cattle of Sinaloa are good conditioned and cheap (\$6 to \$12 for a two-yearling we have paid). They do not exist in sufficient quantity to encourage your idea at once. We can raise them, but that requires time. Mexicans do not have much surplus in anything. They live on a small variety of vegetables and meats. The people of Sinaloa plant, sow, and raise only sufficient to meet local demands. The few who plant, raise or make, find a ready sale. The buyer comes to the producer. There would be the buyers for about 100,000 Mexicans, with their little jackasses, to crowd into our colony to buy from us as soon as we had anything in their line. Mexicans will buy almost anything they see.

The canning of fish, oysters, vegetables and fruits for the mining camps and the people living on the plateaux eastward, would assume giant proportions with us; and the fish and oyster* canning could begin at once. Mexico has a duty of about 50 cents upon every can of meat, fish and vegetables shipped into her states. This would give us protection from the older industries of this class. Add this to the fact that mining camps, which are counted by thousands, have to ship everything they eat from the coast and plateaux. This business alone would make "Pacific Colony" rich if properly conducted. It

* The oyster packing industry in Baltimore now occupies sixty-five firms. The largest raw house in the city opens eleven thousand per day. The aggregate product of all the packers is \$14,000,000 per year. From twenty to twenty-five thousand men and women are employed in shucking; the woman are said to be very expert and earn from two to three dollars per day.

should be put upon a large comprehensive business plan. Once in a year an acre of good land, carefully tilled, produces a ton of corn, or two or three hundredweights of meat or cheese. The same area at the bottom of the sea in the best fishing grounds, yields a greater weight of food to the persevering fishing man every week. By the latest estimation the fisheries of Great Britain are rated as worth \$50,000,000 annually; the United States, second in the world, at \$43,000,000; and Russia, third, at \$26,250,000. Mexico has no fisheries organized. The bay of Topolobampo and the waters of the gulf of California are alive with the best fish, turtle and shells to be found anywhere. We invite correspondence upon this business from persons who are experienced in canning fish, etc.

I recommend also that we inaugurate a farm for raising chickens, ducks, rabbits, turkeys, etc., and can them for the mountain dwellers, for ship stores, and for the market of Lower California. Sheep and goats can be raised with great profit. We want the wool for our woolens, and the goats can give us hides, meat for packing (sun-cured), and tallow for soap. Their bones and hoofs can be made into glue, etc. Another business will be raising bees and producing honey. The flowers are abundant, and this would pay from the start.

In an article I enclose, and which I trust will be printed, you will see what a Californian thinks of our advantages for fruit.*

As all these branches of industry will be inaugurated and directed by experienced persons thoroughly organized,

* The experiment that was tried by California fruit-growers two years ago in the shipment of apples to China and Australia has produced results most favorable. The shipments were of good quality, and took so well that orders were repeated and increased, and the exports to China in the past six months (1885) have assumed large proportions.

there will be an increase and profit which will astonish even those who have given the subject thought and study.

Vessels from Sinaloa can reach China and Australia in quicker time than they can from California

Editors CREDIT FONCIER.

Soon after Mr. James Campbell's return from Sinaloa I had the pleasure of an interview with him and fully discussed the advantages and disadvantages of that State as a site for the proposed Pacific Colony. Mr. Campbell is evidently a man of wide experience in business and travel and practical in his ideas of business undertakings. He explores to learn, and nothing of value escapes his keen absorbing eye. Fully endorsing all that our leader, Albert Owen, has said in reference to this country, the impression left upon myself, and others with me at the time, was very satisfactory indeed. Since the interview with Mr. Campbell, I was conversing with an old acquaintance, Mr. O. F. Burton of Brooklyn, and was surprised to learn that he had traveled extensively along the coast and in the interior of Sinaloa and adjoining States. Mr. Burton is also a thoroughly practical man and of much experience, holding a very responsible position in the Baltimore and Ohio Railroad Co. Mr. Burton also verifies all that Albert Owen has said, as well as Mr. Campbell's statement in reference to that country, so far as the soil, water, climate, timber, varied products, peculiar customs of the natives, &c, &c. are concerned. "If that State of Sinaloa," said Mr. Burton earnestly, "with all its natural advantages was under stable government, it would, in a quarter of a century, have a dense, live, progressive population, that would make it one of the richest and most beautiful spots in the whole world. If a colony of Americans should locate at or near Topolobampo Bay they should go organized for industry. There is nothing to hinder the success of such a colony as is pro-

posed, if adopting the principles of the National Greenback Party—unless it is the existing weak government. If very warm at mid-day in Sinaloa the nights are always cool. I traveled over the plain, where there is no water except an occasional well, along the Fuerte and other rivers, where the water is fine, in the mountains, among the mines, which are certainly rich, through timber of great variety and value, living among the natives mostly, losing very little time because of the weather, and though going well armed, I never had need of arms for self-protection. Though the natives have use for but little money, they know the value of that ‘little’ and as in other countries, there are some who would not scruple as to the means of getting it. But as a whole, the natives seemed to be honest and faithful. They do not give much time to productive industry from the evident fact that nature supplies a large part of their food; and clothing is almost superfluous, except bed covers at night in the cool breezes, so delightful to the sleeper. Most excellent water is found in wells on the plains, by going 30 to 40 feet deep, into a gravel formation. The plains, though wonderfully rich, from so many years vegetable decay, require irrigation to make the soil produce as Americans would naturally desire; but “there is plenty of water within reach of this purpose. In fact,” said Mr. Burton, “there is almost no limit to the means of wealth and comfort in Sinaloa, if good government could be established.”

This is but a very brief report of what Mr. Burton said of that country, and its many peculiarities; but your space forbids repeating more. The impression left upon my mind was most pleasing in view of future possibilities. Seemingly, all that is required to insure the fullest measure of success, is money to secure the land, a carefully devised system, a goodly number of men and women of undoubted and undeviating integrity and devotion to the underlying

principles as set forth by Albert Owen ; confidence in each other, and especially in those who may be chosen to direct the great work.

E. O. BALL.

245 Broadway, N. Y.

THE SIN OF DRUDGERY.

In the letter of Mr. Prindle in our last issue he says :—
“ Don’t go back on eight hours.” We mean to go back on eight hours—*back* to six hours in fact, and hope when we get over the hurry of the first pressing work in Sinaloa—a roof over our heads and water secured, that no colonist will ever have to do more than six hours of any really hard work in one day. Unless we so organize our life that we can have time for reunion, conversation, reading, study, scientific lectures, and music, we shall surely retrograde. *Labor ennobles, drudgery degrades.* We ought to put these words on the doors of our factories and workshops. In our new home we shall have our children away from the belittling influences of conventional time-wasting follies and we can the more easily train them to a love of nobler things and especially to the love of useful labor. Moreover we shall organize “ attractive industry : ” make all our workshops and factories, airy, healthy, cleanly places where labor will be a delight instead of a torture. High speed which so increased dust and dirt, we shall not need to encourage, since we will not compete in quantity so much as in quality, and as we shall be our own consumers largely, we will make enduring fabrics and confections, and so gain the more time for study, and social intercourse. Moreover, as we shall dispense with the cost of money (interest), profits upon our raw materials, profits to the commission merchants, etc, we can create more wealth for

our association working six hours a day, than under the present competitive system working eighteen.

“Attractive Industry,” one of the great landmarks of Charles Fourier’s system, appears to many people like an idle dream. Let all such begin at once to think and read upon this subject. There is none of more vital importance. Just as certain as we inaugurate in Sinaloa, the long hours, the confined, dirty, greasy hurry-scurry, close workshops, and factories of the present age, our young people will avoid them, just as they do the tedious farm work of to-day which is even more trying to body and soul than the factories, and moreover more isolated. The young want, and must have, the constant communication with their peers.

It has always been a sore trouble to multitudes of honest people, as I have elsewhere said, that when they have made heroic struggles to give their children something more than the common district school education, denied themselves many comforts to send them to seminaries and colleges, that they have come home “too proud to work,” as the saying is, or seeming to despise the humble social state of their parents. In monarchical countries there is, in such cases, little sympathy for the parents; on the contrary they hear rebukes on all sides for educating their children “above their station” in life! Now it is not true that young people respect labor less when highly educated; it is that they despise drudgery more, and in this we see the sign of promise. It is by educating the people above the condition of wages slaves that they will grow to comprehend the worth and the dignity of labor; and when this comprehension becomes common to the people, industry everywhere will be organized in the interests of the real workers, and then poverty and moral degradation will receive a death-blow.

Labor, scientifically organized, will permit no drudgery;

since to preserve in high tone the mind and body of the producers, will be everywhere recognized, not only as common duty, but the best policy as well. The principle will be everywhere held sacred that all labor is drudgery when continued to the point of weariness, and that no labor whatever its character, can be degrading, so long as it is continued but a short time each day, proportioned to its general repulsiveness. It will not injure the finest man, the noblest scholar and gentleman, to work, say an hour every day at the least agreeable work for the common good; while the noblest kind of toil if continued many hours, day after day, will degrade the being physically, morally and mentally. The duty nearest at hand for labor reformers in every country, is to lessen the hours constituting the "day's work." Agitation of this subject should never cease. It is of the highest political importance at this moment.

I know it is trying to the poor farmer, for example, who is wearing out body and soul working eighteen hours a day and growing poorer all the time, perhaps, to be told by an "upstart" *Knight of Labor*, for example, that he must have full wages for a short day's work. These are the trials incident to every step of progress. The sewing machine—every labor saving machine ever introduced, has injured some people temporarily at least; but the greater good must always triumph. It is for the good of mankind that we shorten the "day's work" at least until we can make labor delightful or "attractive," when the number of hours one works will not be of so much moment.

Yes, we have long been taught the sin of idleness. It is time now that we inculcate the sin of drudgery; and in order to give our children a wholesome disgust of drudgery we have only to educate them "above their station." This is the only true way we can reach the true understanding of the grandeur of productive labor, and despite

all the evils which now surround us—the struggle for power through money gained even at the expense of honor and self-respect, and all the misery thereby entailed—there are signs everywhere of the dawn of a great revolution in politics and in industry. The most significant of these signs is the growth of the *Democratic Idea*. Great minds have discoursed upon democracy since the dawn of history; but not until the present century has the scope and meaning of the term been understood. A real democratic government has never existed. A minority of the people has always controled legislation for its own aggrandizement at the expense of the majority, because the majority, working like slaves, were too ignorant of the simple principles of political economy. This ignorance is the shame of every man and woman dwelling in even a sham republic like this, where one half of the adult citizens have been disfranchised. To be disfranchised is to be legally a slave; and wherever slaves by any name exist, there will drudgery be relegated to them and their children as “hewers of wood and drawers of water,” while the non-producing enjoy the fruits of their toil and dole charity to them in affection, but only to those who know their “place.” In the coming Republic, the foundations of which it is our hope and will be our glory to lay on the Pacific coast, it will not be possible for any to live without honest, productive labor; labor that we acknowledge as increasing the material or the spiritual wealth of the colony; and the possession of luxurious surroundings will be simply the proof of superior skill in productive industry, or of valuable service of some kind rendered to the commonwealth. MARIE HOWLAND.

SUMMIT POINT, WEST VA., July 21st, 1885.

MR. A. K. OWEN:

DEAR OWEN,—I duly received yours of the 21st ultimo; but with several unavoidable excursions from home; and

when at home visiting friends; it has been out of my power to answer sooner.

You wish my views of "the practical Christianity of Christ, and of its inwardness and similarity with the best Socialism of our day."

Whilst He proclaimed that "His kingdom was not of this world," His words, and doctrines, and actions, while on earth, were peace and good will to men—to all men and not to a few—and, in that respect, I think, the "best Socialism of our day" is in full accord with His teachings and practical life.

The "best Socialism of our day" abhors and eschews both force and guile, and appeals to the reason of men; and, in this, our "best Socialism," as, also, "our declaration of rights" may be well regarded as following in the footsteps of the Divine teacher, and, also, in the early teachings and principles of the Church. However imperfect its first association was, and inadequate to carry into practice and success those principles and teachings, nevertheless, still survive, and, in my opinion, can, and will be brought into successful application for the benefit of men, by the better organized associations of our day, notwithstanding the foreboding prophecies of the Rev. Heber Newton in his "*All Souls' Memorial*" sermon on Communism.

However, before commenting on the views, opinions, tone and spirit of Mr. Newton's sermon, I will answer your query, as above quoted, in regard "to the practical Christianity of Christ, and its inwardness and similarity with the best socialism of our day." The doctrines, precepts, and principles of Christ, as exemplified in the works and actions of his life, embraced the temporal and physical, as well as the moral and spiritual well-being of men here and hereafter. If you will read his "Sermon on the Mount," as found in the 5th, 6th and 7th chapters of Mat-

thew, you will not be surprised at the attempt of Peter, and his disciples, to embody, and apply those principles, practices, and teachings in the communism *they* instituted. It proved a failure. But this should be no discouragement to the future efforts of men to better their condition ; or to continue their experiments, until better methods of civilization are secured than any that have yet existed in the history of our race. All the tried systems of government heretofore ; and up to our government and times ; have failed to secure the liberty, peace and happiness of mankind ! “ Peter and his disciples,” and “ the Essenes ” and “ the Shakers ” are not alone in their failures. They are only part and parcel of the “ grand crowd ” of the unsuccessful ! Aristotle, in his treatise on governments, has named more than one hundred and fifty forms and varieties of governments essayed by man. They all proved failures ; and among them our own form (which we vainly think something new) failed in the times of the past ; as it has already failed in the experiment of a century by ourselves.

The principles, and teachings, of that “ Sermon on the Mount ” are as capable, in my judgment, of being harnessed up in mental and moral organizations and machinery, and utilized for the benefit of mankind, as steam and electricity have been in the realms of matter ; and that, too, not only in the best associations of modern Socialism on a circumscribed scale, and partial experiment ; but in systems of government up to, and coextensive with the broadest nationality. I can imagine no reason why improvements in governments, and associations of men, should lag behind the applications of science in the material universe ; and, for that reason, I am in full sympathy with those who are experimenting in the line of the Essenes—’f Mr. Newton will have it so—and of the Early Christians, and of the Shakers, too, who came after them ; and especially with the Credit Foncier of Sinaloa, which

I hope and believe will succeed, and carry out what their forerunners, and pioneers in a rude way were hunting for, to wit, a rational mode of "co-operation" which I hope will, forever, exterminate the destructive and diabolical principle of "competition." And whose motto—by whom devised I know not; for it is the essence, and quintessence of "the principle" itself, or of the devil; and a pull Dick, pull devil, between the twain—is:

"If you'd be rich you son-of-a —;
 You must paddle your own canoe,
 And cheat your neighbor, if you can,
 He 'ill do the same by you." *

Such a motto is a fit emblem of this principle it preaches. It is frank, and candid, it avows the principle and gloats over it; the "veiled prophet withdraws his mask and, "competition" rolls the ruin of humanity as a "sweet morsel" under his accursed tongue, until the foam of the "mad dog" gathers around his gaping, hideous, and remorseless jaws, and trickles down in venomous poison that would pollute the Earth were it Eden.

Now what says Mr. Newton? In different language, style, and spirit, he champions the same horrid principle that has annihilated every association and government heretofore on the earth. Beginning with a "*politico-principii*"—a begging proem—he proceeds: "Is the dream of the Christian spirit after brotherhood practicable? Communism, as we have it presented to us to-day, will not work in our present state of development. If it could be

* "When I cum to New York," said a countryman, "I a'llers go round holdin' on to my pocketbook like grim death. You can't tell what minute some feller may rob you. This city is full of thieves."

"Do you carry much money with you?"

"I've got about \$200 now. I sold an old hoss this mornin' that I slicked up fer \$200 that wasn't wuth \$75. I see in a minute that the feller I sold him to didn't know nuthin' 'bout hosses."

realized it would simply prove the arrest of civilization. Our American communistic societies are the demonstration of this fact," etc. And then, instead of instancing some of these "American communisms" of the best class, and promise of success, and usefulness to men, and reasoning fairly from their organizations, facts, and principles, to demonstrate in what way "their economic prosperity and moral welfare are bought at a ruinous cost of intellectual life," he continues his unreasoning, authoritative, "*ex-cathedra*" assertions in favor of the present "competitive system," and in fact, winds up his paragraph I quote from, by announcing, in different words and language only, the abominable creed and sentiments of the doggerel motto I used above to illustrate their true inwardness and resulting enormities. He goes further: He dogmatically asserts that such are God's methods "to push men forward to build up the wealth that is needed as the basis of civilization!" Mark you the words, "the wealth that is needed!" Have not these words the ring—the very ring—of the primal Idolaters who postponed God, and brought the "golden calf" to the front; and, with Aaron to back them: "These be thy Gods, O Israel, which have brought thee up out of the land of Egypt!" Surely Burns was right:

E'en ministers, they hae been kenned
 In holy rapture,
 A rousin' whid at times to vend
 And nail't wi' Scripture.

But let me quote his paragraph to the end. He continues: "The spur of necessity, the goad of hunger, the pressure of poverty, the unholy fires of emulation, *the savage strife of competition*, these forces of the natural man are being used under *the hand of Providence* to push men forward to build up *the wealth* that is needed as the basis

of civilization, to develop the mental life of humanity, to sharpen, to quicken all our human powers, to train the will, to exercise the conscience, to evolve the free individuality which is the essence of character. This may require ages for its realization. No sane man seriously proposes it for to-day."

Now, the long and short of this quoted paragraph of Mr. Newton—and in a sermon—represents an all wise, all powerful, all good and benevolent God, as driven to the principles of Hell to carry out the purposes of Heaven; and, informs us at the same time, that while His process is going on which "may require ages for its realization," we must grin and bear it, and by no means use the divine reason God has given us to better our condition, but continue to trust to the "spur of necessity, to the goad of hunger, the pressure of poverty, the unholy fires of emulation, the *savage strife of competition*," to "build up the wealth that is needed as the basis of civilization!" Well now, England, like Babylon before her, has experimented in these methods of "making earth a hell to merit heaven," and, if Mr. Newton will ponder well the revelations of the "*Pall Mall Gazette*" in regard to the Sodom-like bestialities of her great city London, he will be a wiser man, and better qualified to counsel the principles and methods that "Providence" uses, or will use, to advance the happiness and civilization of men in this world, as preparatory to their eternal salvation and felicity in another. He will find—and others may too—a reprint of the workings, and results of the principles he champions in the weekly issue of the *New York Sun*, of the 15th July, inst. Surely the principle of the Bible, plainly announced, that we shall "not do evil that good may come of it," should deter us from the plan of civilization as advocated by Mr. Newton; and moreover as anti-

scriptural, if not impious, to ascribe to God the use of any such means to accomplish his purposes.

Mr. Newton is plainly against Schwab, and his plans, and to this—so far as I understand them—I do not object; but when he alludes to him, and to his utterances, as the standard by which all other associations, now being formed in the interests of humanity, are to be tested and condemned, surely he cannot expect from sensible and just men any encomiums for sincerity and candor. He is not explicit enough in *his ideas* of association; and when he says: “The signs are that the natural action of society is leading individualism up to association,” we are left to infer, as he advocates “competition,” the principle of existing monopolies, that he is their defender and advocate, and thinks them all sufficient to accomplish the millennium he looks for in future ages, and cycles of indefinite time. I believe in “equitable co-operation,” and expect no good result from any association bottomed on his favorite and *often tried principle*.

Yours truly,

JOHN A. THOMSON.

SUMMIT POINT, West Va., August 27th 1885.

A. K. OWEN.

FRIEND OWEN,—I now write to congratulate you on the heart-cheering prospects I think you may justly entertain, of the full success of your noble efforts and plan for the benefit of your fellow-men. Both “efforts and plan” are based on the eternal principles of “justice,” and must in the end be crowned with success: For it is written down long ago, “The needy shall not always be forgotten, the expectation of the poor shall not perish forever.” Cicero, too, in descanting upon the pre-eminence of “justice” in the order of all virtue, has defined its

cardinal functions in two principles of action: To wit, "The 1st function of justice, is, that no one should do violence to another, unless compelled by violence to himself: The 2nd is, that no one should use *public things otherwise* than as public things; and should use *private things* only as his own. I have translated in the above sentence, Cicero's doctrinal principles; applying as well to governments, as to justice and morality; but, as the original has peculiar points and very distinctive emphasis of expression, I will quote for you his comprehensive principles in his own language and style of announcement. They will be found in his 1st book "*de officiis*," 7th chapter: "*Sed Justitiæ primum munus est, ut ne cui quis noceat, nisi lacesitus injuria: deinde ut communibus utatur pro communibus, privatis ut suis.*"

Upon these two principles, or "functions" of justice, (as the foundation stones) alone can be reared, in my opinion, any governmental structure that will be lasting, and invincible to the shocks of time. Person, and property; and whether held in common or jointly, or as a private and individual; must be secure to its owners, or the association, whatever its form, will be a failure.

I desire to call your special attention to the 2nd proposition of Cicero, to wit, that those things that are held jointly and in common, must be used in common; and cannot, in justice, be used in any other way: And, that only those things, that are in the strictest sense individual and private, can be treated as such by any individual; or indeed, with any justice be termed his own. Now, as property in common, must be used in common, and cannot justly be appropriated by individuals, or combinations of them, it follows logically, and as a natural consequence, that the common owners can only use it by "co-operation;" and that nature and justice equally suggest and enjoin it.

The proposition, you will see, is broad, far-reaching and

comprehensive. It embraces all the views and opinions of the great party of which we are both members, and which we have for years concurred in, and struggled hard to promote and establish: I mean in regard to the land question in all its connections; whether of seas, rivers, mines, air, light, electricity, or any other power of nature that may be discovered, and applied to the prosperity and happiness of men. No man, or associations of men, have any more authority or right to disinherit a single individual of his birthright in the bounties of nature, and of God, than they have to strip him by force or fraud, of the earnings of his own hand and brains, or to deprive him of his life or liberty. Take from men their inalienable rights in the bounties of God and nature, and, at one fell swoop, you have torn from them all independence and autonomy. They are no longer the freemen of God but the machines of men, and fit only for the condition of hireling, wage-worker, serf or slave: for even Shylock—however inapplicable to his own case—spoke truth and logic,—“You take away my house, when you do take the prop that doth sustain my house; you take away my life, when you do take the means whereby I live.”

And, now, briefly in regard to those things that are public and general in their nature: And which originate not directly from God, but are the creations of men in their own sphere in imitation of their Creator in his. God, in giving to men the faculties of combination and reason, has incidentally endowed them with creative power within the limits of their planet, and the environments of their own nature and necessities. Men, for example, have created divers forms of government among themselves; built up systems, canals, and roads, and also instituted money, at the same time, as both were necessary to their intercourse and exchanges. Now, things of this character can only be done in conjunction with each other; and, as

such things are, practically, of a co-operative nature, the "principle of co-operation" is as clearly and justly suggested in connection with them, as with the bounties of nature. All things, created in common by men, should be used as common property, and, as in the case of our postal system, the overplus should go into their common treasury, and not into the hands of monopolists.

I agree fully with you as expressed in some of your publications, that these principles will work successfully, in the largest organizations of men, as well as in the "Credit Foncier," and hail the day when the "competitive principle" shall be exploded forever; and governments, managed upon the principles of well regulated, industrial corporations, shall slough off all superfluous men and matters that now make them burdens and curses to their citizens. In this government of ours, instead of 125,000 office holders, with our principles not more than 200 would be necessary; and the 38 State governments cut down in the same proportion.

Yours truly,

JOHN A. THOMSON.

CHESTER, Pa., August, 31st, 1885.

MR. E. J. SHELLHOUS, CALIFORNIA.

DEAR SIR,—I have read your letter of Aug. 17th carefully and thank you for your kind words. You are evidently in earnest. So am I. Study, work and time will, I hope, bring us together, either at Topolobampo or some other well selected site for a fair trial to unite farm, factory, commerce and equity.

The success of the Credit Foncier of Sinaloa does not depend upon myself or upon any one, two or three persons. It is the plan and the perfection of its details upon which success depends. If they are defective then the organiza-

tion will fail. Man cannot be depended upon when not surrounded by systems and regulations which insist that he shall do right whether he wants to or not. If the Credit Foncier of Sinaloa is not so guarded then I have failed in my purpose. I maintain, however, that even if "Shylock," and by this word I mean a person who worships the almighty cent and nothing else, comes into our association as an investor that he will encourage its purposes, because by so doing he will enjoy larger gains with less risks and will have more security in the enjoyment of what he gets.

My idea is that man is a *result*, and is not to be treated as a *cause*. He will be good when surrounded with good conditions, and bad when overwhelmed with bad conditions; *i.e.* the conditions make the man, not the man the conditions. The machine makes the cloth, not the cloth the machine. Man is just as much a product as a piece of cloth. A perfect machine for the manufacture of substantial cloth is the combination of the practical applications of inventions forced upon man through a long course of years and many varied conditions; and a perfected basis for making a thinking man and useful woman is an organization made thorough in its details. Our machine of association for making good people out of bad persons will not be perfect in its workmanship at the start. Nothing in mechanics ever was. But in strict keeping with its correct or indifferent workings will be the character of the finished men and woman whom it produces. The mainspring of its action,—equity,—however, will finally adjust its affairs to the work it has to perform and the more closely the raw material—the Colonists—crowd around it the better will its true merits be made conspicuous. Let us work, watch and be patient with our machine of association, like mechanics are with their manufacturing combinations—let us adjust this wheel, strengthen that screw, lengthen this lever, plant

firm that fulcrum ; and let us be sure to keep all parts which rub one against the other well oiled ; *i. e.*, let us concede, be courteous, be thoughtful one of the other.

How often have we listened to the orator picture some "great army, organized and marshalled like a giant machine moving as one body for destruction." And how true it is that an army is a machine. Just so must we lovers of peace, security and beautiful homes, organize our forces and marshal our columns for construction. Without thorough organization upon a business basis we will accomplish nothing be our intentions ever so good. United in one colony, for a methodical start, there is not anything which is not within the possibility of our comforts and of our attainments. Aladdin and his magic lamp will be surpassed by the reality of men and women associated upon principles of equity and directed by and for their best interests.

While in this line of thought bear with me a moment longer. Society, I liken to water in a kettle. The object of our people is to keep the surface smooth. The reformers—the Greenbackers, woman suffragists, free foreign traders, high tariff men, Low Church members, eight hour advocates, trade unionists, free land proclaimers, temperance hosts, *et al*—are sailing over the surface of this kettle of water, each in his own little canoe, or "dug-out" punching with a spear, or hitting with a club at the bubbles which everywhere appear to break the smoothness desired. Sometimes they hit, oftener they don't, but every bubble broken is sure to appear again larger than ever for having been dealt with as a *cause*. These poor deluded, although well intentioned, men and women, never for a moment stop to think that they are dealing with *effects*. If some of them would only stop their "dug-outs" long enough to step from out the enthusiasm and noise they make themselves, and from out of society, over the

surface of whose affairs they have been floating as unconsciously as a cork in the eddies of a mill race, they might possibly see that the bubbles which they have been trying to burst (with their little clubs—charity, church and politics) are caused by the fire under the kettle—a fire caused by the spontaneous combustion consequent to *disorganization*: and on the flames, which burned up bright and intense, they might possibly see written in the blood of our people, “*Special Legislation.*” The bubbles seen, with the unaided eye, are labeled “Privileged Pirates,” “Land Vampires,” “Kings of Transportation,” “Lightning Lords,” “Princes of the Exchange,” “Gamblers in the necessities of life,” “Office Brokers,” “drunkenness,” “crime,” “disease,” “general cussedness.” My remedy is to substitute “organization” for “disorganization,”—*Organize our cities and nations to use public utilities for the conveniences and revenues of the public; and permit private properties to be in the control of individuals under certain declared reservations in the interest of the common weal,*—and the fire will go out, the water in the kettle will become normal in heat, the bubbles will be impossible, and the little great men and the great little women can then turn their kind hearts and big brains to productive occupations, feeling secured in every privilege under heaven.

The American and Mexican Pacific Railroad Company takes no interest in, nor will it have anything to do with the management of the Credit Foncier of Sinaloa. It simply sells its lands to us: and we pay in cash and not in stock as I had first suggested. As it now reads we can do this. All stock after the 15,000 shares first offered, 7,900 shares of which are already in the hands of our friends, will be sold only to actual settlers and then only one share for each lot-interest he or she may wish to build upon.

I do not wish the 4,400 shares which I have undertaken to carry by pledging every property and resource I have;

and will be pleased to give up all but four shares. With these I wish to locate a model house (100 x 150 feet).

A stockholder will not be permitted to vote for him or herself for any office; to ask another to vote for him or her, or to arrange to vote for another under any consideration or conditions other than the public welfare. This will put an end to "log rolling," "axe grinding," "fence repairing," "slates," "primaries," caucuses and politics as known to our "popular suffragists." This will be a means to make those persons who are ambitious to become prominent in the councils of the colony studious to grasp the fundamental principles and the necessary knowledge of details to effect the best results for the common weal with the least means at hand. A person will be elected a Director because he or she is a business person of substantial standing in the colony, and he or she will have no interest but that of the corporation to attend to. A Director will be under no obligations to any one or to any party for his or her election. The penalty for breaking by-laws should be expulsion. When a society is based upon equity then the breaking of the rulings should be dealt with in a positive and uncompromising manner. Innate badness must not for an hour be tolerated within our community, at our commencement. After we get well started we can take care of all characters to their own and to our benefit. Let the earnest men and women of our earth unite to build themselves a refuge from the disorganizations which make life a burden from the cradle to the grave.

Earnestly,

ALBERT K. OWEN.

Letter from Edward Vansittart Neale, General Secretary of the Central Co-Operative Board, Manchester, England, to Edward. Howland:—

MY DEAR MR. HOWLAND,—I shall be pleased to receive

Mr. Owen's pamphlet when it arrives, and wish I could do more than it is in my power to do, to forward the plans: for he seems to be one of those persons who apprehends that if association is to do for mankind the work that I hope and believe that it is destined to do, it must be "thorough." It must include the habitations of mankind. To associate men for production, and to associate them for exchange, while you leave them isolated in their home life, in that which forms the influences of every day and essentially moulds the character, by these continued "droppings," is to destroy your own work.

The little house and the little garden of his own which is the passion of so many of our workers, and no less, I take it, of yours, logically endorsing, as it does, the great house and great garden of his own, for the man who can make a number of other men contribute to his supposed convenience, and the middle house and middle garden, of his own for the intermediate body, in its endless gradations of rising individualities,—will be the rod swallowing up all the other rods, and undermining the sentiment of fraternity, without which association must become a *corpus mortuum*.

I am satisfied, and have more than once written, that the associated home is the keystone of the vault of social progress. I trust that you may be able to inspire enough of earnest, sober-minded men in the U. S. with the idea, to allow such homes to be formed among you, with success. For many conditions are requisite—foremost this, that the home must not be a colony of idle people, who come there for a new sensation, to be amused better than they are usually in their present ones. Such persons will inevitably be dissatisfied; and cry out that the place is a failure, because it does not cure them of ennui, for which there is no cure possible by any external application. You must have as the body of your inhabitants, workers who will

find in the home, advantages for their daily lives such as no isolated home can give them ; and with these, if possible, a sprinkling of the wealthier classes, devoid of any spirit of exclusiveness, who are able and willing to become leaders in all that can refine the mass and make the life in the associated home attractive ; men and women who will aid in this work, even wealthy men, who will ask, not how are we to be entertained ? but how can we best instruct and entertain other's ?

I send with this a copy of my publication for which you ask, and one of Godin's recent, *i. e.* last year's, publications about the Familistere which will interest you if you have not seen it. But I am afraid you have no chance of getting him to come over to America. He does not speak or understand English ; and he has, I think, an aversion to any proceedings in which he would feel, because he could not take an active part in what he saw, that he was a mere show figure.

Still there would be something attractive in inaugurating his great work in your new world across the Atlantic, which might tempt him, but I doubt his yielding to the temptation.

Yours Very Sincerely.

E. VANSITTART NEALE.

CHESTER, Pa., July 19th, 1885.

MR. E. M. L——, OBERLIN, OHIO.

DEAR SIR,—Edward and Marie Howland have kindly referred to me your interesting letter of June 28th, 1885. I have read it carefully and with interest, and this is the answer to your inquiries.

When a Company is privileged to build a railroad, as you know, the Charter must state the initial or controlling cities or points in the line; the general purposes intended

and special objects in view. This is the case when a charter of any class is given by state or government. Companies are always three or more persons and money is raised for organization mostly from sale of stock to the public. No matter who gets the stock, the purposes for which the charter was given, have to be conformed with in a general way even if neglected and abused in some particulars.

Now, I contend that it will be a practical step in the direction of progress, science and universal suffrage if we charter a company to lay out, build and manage a city corporation with farms, factories, steamboats and cars attached as auxiliaries to the purposes mentioned in the charter. "The Credit Foncier of Sinaloa" is to be a chartered company in which the general plan, as has been laid down, will be set forth. Although the persons who control the stock can control the organization, they cannot change materially the purposes stated in the charter of the organization; nor can any one of them long enjoy the profits and privileges from more than 48 shares. The conditions under which the stock is sold must be complied with by every holder.

It would be a great satisfaction to all concerned if our stock were taken by radical and known reformers, and, I think, we can depend that it mostly will be; yet, we want the necessary money to move and to establish ourselves and we invite business persons to invest feeling assured that the safeguards which surround the working details of "The Credit Foncier of Sinaloa" will protect the industrious many from the cunning, non-producing few.

Corporate management has been successful, has almost invariably carried out the object intended and has, as a rule, enriched the stockholders.

Political management* has been markedly unsuccessful,

* The *Sun*, New York, September 2, 1885:—The gamblers of

has degraded the citizen and bankrupted towns, counties, states and nations; and it has required force and knavery combined to uphold, temporarily and with feebleness, public business by such methods controlled. The United States and Mexico are the best examples of popular governments. Their towns, counties, territories, states and governments are in the hands of office-brokers; and the paid hirelings of these office-brokers are encouraged to make loud speeches at stated intervals, about the beauties of "constitution," "liberty," "freedom" and "Christianity," while the producing people are pitted one against the other in the mad, wild, barbarous competitive struggle for existence until their natures are more becoming to that of a wolf than to that of a human being. In these republics the cunning, designing, libertined few have formed themselves into political cliques, have amused and defrauded the masses, and have privileged and fostered themselves and those who otherwise would have made trouble for the cliques, until it is a disputed question whether the wage slave of the manufacturing states is not worse off than the chattel slave of the fibre producing South.† Such governments, or rather organized and legalized piracies cannot long survive. The groans of

Omaha have made a proposition to the city that if they are not interfered with for one year they will pay for all street improvements and keep up the water works.

ONLY A CHANGE OF SLAVERIES.—Chattel slavery was far more personal in its relations than the hireling system; hence it supplied moral checks of character absent from wage exploitation. Cruel on one plantation and kind on another, it had no average level of horrors like the slums of London, the Chinese blocks and tenement hells of our great cities, or the actual destitution of proletaries every where. To pretend that liberty or humanity has gained by the transition from the slave to the hireling is one of those deliberate sophisms which the theory of progress finds it necessary to invent, in order to hide the fact that it has missed the problem of destinies. Better for the laborer to remain the slave of a personal master than to become the victim of a soulless institution. If a little knowledge be a dan-

their victims are the knell of their fall. The United States, Mexico and the Republics of Central and South America exist now because their peoples are widely scattered and have vast tracks of new lands to occupy. Were they as densely settled as European countries, anarchy would prevail. Mob law would rule and the thin veneering which covers our "civilization," so-called, would be rudely brushed aside and even the unreflective would discover that we were but barbarians dressed in badly fashioned clothes. Now! mark you! I do not wish to be understood as condemning the persons who are pushed at the head of these cliques—I condemn the system not the individual. A man is the result of circumstances just the same as is a fruit or a vegetable.

You will say that I am against "popular suffrage." * Yes! most positively against the "popular suffrage" as practiced in the United States. In the first place, it is a fraud in name. It is not "popular" but "class suffrage,"

gerous thing, a little liberty is more so. Drink deep or taste not.—
Edgeworth in the Labor Journal.

* WHEN AN ALIEN MAY VOTE.

To the Editor of the World :

Please inform me through your paper how long a foreign-born citizen has to be in these United States before he can vote for President of these United States? Yours respectfully, J. E. R.

[There is no limit as to residence in the United States. "Voting for President" is done by voting for State officers, called Electors, and each State prescribes the qualifications of the voters. In Michigan the alien may vote after a three months' residence. Minnesota requires four months, Colorado, Indiana, Kansas, Nebraska, Nevada and Oregon, each require six months. Alabama, Arkansas, Florida, Louisiana, Missouri, Texas and Wisconsin are less liberal, each requiring a year's residence. All require a declaration of intention to become a citizen. Between Michigan, which allows the emigrant to vote for President and every other officer three months after landing, and Rhode Island, which does not permit the alien-born citizen to

for over one half of the populace and that the better, the nearer moral, the better behaved, the better intentioned half—the women—are disfranchised. This I protest against ! I denounce as damnable any and all managements which tax, imprison and hang women to whom it denies the right of representation. “You want to be free” says Abbé Sieyers to his French compatriots, “and you know not how to be just.” In the second place, our “suffrage” is a fraud, in practice ; for the negroes in the south and the wage slaves of the north have no power to exercise their rights to vote against the dominant whites in the one instance or against their employers or taskmasters in the other. They and the peons of Mexico are to be classed together so far as their privilege to vote can be exercised. Again, our “suffrage” is a fraud in execution for the ballot box is stuffed in one district, burned or lost in another, tampered with in all, and has no security for being correctly counted in any. “Popular suffrage” has been the means of promoting this state of affairs. I protest that such villanous vagaries should be called governments and as such respected. They are simply organized piracies, legalized and popularized so that the few can rob, plunder, and debauch the many. I do not think that simply because a thing wears pantaloons, is not in an insane asylum, or is not a Chinese, that it should vote. Man or woman who is permitted to have a voice in forming, preserving and amending constitutions, laws, or by-laws should, at least, know how to read the same, or otherwise they must vote by proxy or “faith” and, as has been amply demonstrated in every local and national election in the United States during the last fifty years, they assist, and often with enthusiasm, to put halters around their own necks, to prostitute vote at all unless he owns unencumbered real estate, taking away his franchise when he puts a mortgage upon his homestead, there are many steps.—ED. WORLD.]—August 18, 1885.

their own daughters, and to hand their friends over to the tender mercies of their enemies. But even were every woman and man who are of sound mind, becoming deportment and who can read and write the English language given the *franchise* the government so controlled could not long withstand the tests, the strains which struggling humanity are ever making paramount to life. China and England have "civil service reform" and their educated noodles have been in charge of public affairs for centuries. There exist flunkies who are satisfied with the results. I protest, however, against such monstrous organizations for debauchery and crime. Theocracies, Monarchies, Democracies, Republics and Aristocracies have been, are and must from their inherent defects, continue to be failures. In each of them the few cunning knaves and villains, those favored by birth and those given special legislation and military education, monopolize and prostitute everything and everybody and the burdens fall upon the men and women, and upon the little boys and helpless girls, who are the least able to bear them.

I have given my ideas concerning government in a letter to my friend John A. Thomson, which accompanies this. "The Credit Foncier of Sinaloa," is a step toward the practical inauguration of a new order of government, for towns and nations. After Pacific Colony has been made a success, if it is thought desirable, we will select another city site and farm, improve our by-laws* and the selected heads of one hundred families will move to begin another colony. Like the bees, the old and experienced always going to the new hives and leaving the young to enjoy the old home, its regularities and its comforts. It is the duty, the love of the old to sacrifice for the young. The greatest wish of the parents is that their offspring may have

* By-laws, as most persons know, are sometimes more significant than those called general laws.

better advantages and less discomforts than they have had.

M. Godin says: "No power in the world can raise public opinion at once to the conception of integral association; nor can any power raise individuals to the plane of justice and fraternity necessary to the societary regime." We believe this to be true. We will, therefore, have ourselves incorporated and established as a company for business and educational purposes and will pool our lands, exchanges, transportations and our common interests with the corporation. By this method we force the experienced business members of our firm to take the public trusts, for they cannot advance from their own level without they manage to advance the general interests of all. By tying the interests of the less capable to the interests of the most skilled we advance society in general and secure that advance by strewing the paths of every member of the association with remunerative and useful employments, comfortable houses and prosperity made general, *but not equal*. This can never be accomplished through "popular suffrage." There is no such thing as "equality" in nature. Even brothers are constituted widely different. Twins were never born equal, physically or mentally. Our plan is to make men and women useful to themselves through the advancement of the community's interests. This will make the individuality marked, and will make the state (the corporation) great.

"*Liberty*" is a sentiment. There is no such thing as "*Equality*." No one wants *independence*. Not one of us, if we only think of it, seriously wishes either.

If a man wants "liberty" he must live alone, away from everything and every person. Robinson Crusoe as soon as he discovered the track of a man upon the sand, lost his "liberty" to move around his island. When he secured the companionship of "Friday" he had to make his life conform to this new state of affairs. The hour a man as-

sociates with another creature, as Robinson Crusoe did with his parrots and goats, he has to give up his freedom of action in some particular, and the more cultured and refined he becomes the least "liberty" he asserts. A married man, strictly speaking, cannot stay out of the house after night without he gives his wife full details of his reasons for so doing. He knew that this would be the case before he married; yet, he readily gave up his "liberty" to stay out at night without a good excuse, and is all the better for having done so. "*Natural rights*," "*liberty*" and "*independence*" belong to brutes. Restricted actions, accomplishments and courtesies belong to refined, thoughtful, progressive persons.

Communities and nations progress in the proportion that the occupations of their people are diversified and perfected. One person makes a good farmer, but is useless as a mechanic. Another becomes an author, but would be a failure for a doctor or lawyer. But every useful occupation is interdependent with the other, and it takes all to make a perfect union. The more varied and skilled the parts are the more grand is the union they make. No person is capable of executing more than one line of production well. Monkeys follow out much the same line of action, and so do strictly agricultural nations. Persons advance from the state of non-reflection and oneness of employment in the proportion that they follow out different lines of production; and a people is weak or powerful in the ratio of the diversification and perfection of their trades. Persons are constituted differently, and therefore require varied lines of movement and thought. A person sometimes concentrates his ability upon a cog-wheel or screw, becomes a monomaniac, is called a "crank," and finally produces an invention which lifts his fellow man from drudgery into a plane of ease and comfort. Another makes a study of *equity*, and becomes a

creditor upon society for the just rulings he drafts. What we want is to make all give their best talents, matured thoughts, skill and labor to the corporation. For this purpose we have organized the Credit Foncier of Sinaloa. The small wheels and the big wheels in a clock are necessary to the purposes of marking time. They are not equal, but one is interdependent with the other, and all would be useless if each is not fitted to its proper place, and permitted to fulfil its peculiar functions. An injury done the little wheel is reflected upon the usefulness of the big wheel, and every man, woman and child associated in one corporation are just in the same way, interdependent one with the other for the carrying out of the purposes for which the association (the clock) is formed. Now, try and make the little wheel perform the part of the big wheel, and you will destroy harmony, and the purposes for which the clock was made will not be fulfilled by the machine, be the wheels made of iron, or be they made of gold.

"Popular Suffrage" is a delusion and a snare, because it is based upon the idea that every one is equal,* not as a shoemaker or a mechanic, or a school-teacher, for this they know is not the fact, but for *framing, preserving and amending laws*. Cunning scoundrels, unprincipled wretches, want no better way to obtain their ends, be those ends what they may, than to have popularized this beautiful claptrapism of "universal suffrage," "free trade," "free speech," "liberty," "fraternity," "equality," "independence," "Ritualism," which they deluge us with upon every popular occasion.

Now, to be brief, for we have already been too long, "The Credit Foncier of Sinaloa" starts from the basis

* A good heart will, at all times, betray the best head in the world.

that men and women are widely different in everything, are not equal in anything, and must necessarily be differently occupied to be useful to the community, and, through the community to themselves. We agree to have ourselves incorporated into a business association or firm, to build homes, to cultivate farms, to manufacture goods, and to exchange services. We base our relations, social and commercial, one with the other, *upon equity, not upon equality—upon individual merits, not upon collective ownership in things not public.* The mechanic and the farmer must feel absolutely certain, that while they are giving their time and thought to their productions, that every other colonist is also looking strictly to his particular line of occupation, and that the common weal is the care of every one. That there can be no law made which is not a common law, no public improvement accomplished, in which they have not equal privileges with those who superintended the making of the said laws and the said public improvements. The usefulness of every member in this way becomes absolutely interdependent and dovetailed with the interests of every other member—and the interest of the community is a sacred trust upon each. It is only through occupations made varied, and happiness made universal, that security can be assured, and permanent progress attained. In this way we can have the best and the worse talents used in their proper spheres, and always directly, through the proper departments, for the community, and through the community, to themselves—not through themselves to the community; for that means “cornering,” “monopolizing,” and “special legislation.” Brute man exists by, with and for himself; cultivated man lives by associated efforts, with associated efforts, and for associated efforts,—and that this fact is not understood, is the cause of governments, municipal and national, failing in every effort they make toward

every one should a share.

common decency and just dealings. Great talents and persons of special genius can no more lift themselves into places of permanent safety and enlightened enjoyment by monopolizing public things for their exclusive profits than they can lift themselves over a fence by pulling at their own boot straps. Mankind are congregated for mutual benefits, or for general cussedness. We have experienced the latter; let us make a radical change, and inaugurate the former. Let the aim be to work for the common weal, and not directly for self; and those who are superior will be secured in every enjoyment and luxury,—will be given opportunities and pleasures they cannot imagine, through their present morbid senses—and those who have been retarded by vile and discriminating legislation, will rapidly become important and respected factors in the community of progress, mechanics and science.

It has been said that the Credit Foncier of Sinaloa values a man or woman at ten dollars—*i. e.*, that every ten dollars (one share of stock) votes. Yes! that is so in starting, but not so for a longer time than is absolutely necessary for the new order of advance. But, even at the worst, do we not place a woman a great deal higher by giving her a ten dollar valuation and a position to exercise the elective franchise to the extent of her investment in the state (corporation) than the “popular suffragists” do by not allowing her even a one dollar valuation (the per capita tax paid by men voters), and by politically classing her with idiots and felons? Do we not place a man in a higher position *by securing* him a vote for ten dollars, and a position by which he may always be enabled to exercise that vote with dignity and with perfect safety, than the “popular suffragists” do in giving him “the right,” whatever that may be, and then reducing him to such straits for existence that he is often glad to sell his vote for a glass of whisky, or is counted out or defrauded at

the will of the office-brokers, who resort even to murder when it is necessary to complete their plans. My friends! don't be deceived longer by this "popular suffrage" trap as practiced in the United States. The tricksters at politics are only too glad to proclaim that "all men are equal and are brothers," or any other lie to entertain and enslave you. They have the legislation in their hands, the transportations, the lands, the exchanges, the moneys, the army and navy, the taxes, and they will soon *have you to make laws* that no other corporations shall be made;—and then you had better be fish in the sea than human beings unincorporated. The only way to reach *universal suffrage*, true and simple, is through well matured plans of organization, and by gradual and educational steps. This is our purpose: this is the plan of the Credit Foncier of Sinaloa.

In regard to persons holding permanently as many as forty-eight shares of Credit Foncier stock, I think these will be very few at any time, for persons will not care to take upon themselves the ornamentations and improvements which will be required to keep a four-acre block up to the public standard. In our present system of laying out and policing towns, the streets are dusty at one season, muddy at another, and filthy and uninviting at all times; and every man holding his lot and house in "fee simple" can put a pig-pen in the yard, and make a cow-shed out of his kitchen, as Horace Greeley once did; hence, persons of abundant means vie with each other in building in the middle of a large area, hiding their houses among trees, shrubbery, lawns, and excluding themselves as far as possible from the common residences and thoroughfares. In Pacific Colony site all thoroughfares are parkways and will be kept clean, shaded and ornamented with grass, flower and tree; and persons will generally build, it is thought, flush with the building lines,

*statement as to case of keeping
houses up*

so as better to enjoy the attractions of the parkways where there will be no noise, animals, dust or mud.

One hundred by one hundred and fifty feet (four lots) will be about as much as a person will want,—certainly as much as I will,—and that will necessitate the surrendering of all but four shares of stock. In Pacific Colony the facilities and advantages of associated labors and the centralization of places for cooking, washing, manufacturing and exchanging, will be so great that the tendency will be to closely connect dwellings, instructions and amusements. A person living with his family in the middle of a four-acre block ($600 \times 300 = 48$ lots), will be at so many inconveniences compared with those residing in the model houses, that he will not long, it is thought, insist upon resisting the innate desire of human beings to congregate. We may calculate for a certainty that life protected from the uncertainties which now crowd us into false positions, though the irresponsibility of the municipality (the corporation) for any person or anything will change radically the feelings, dispositions and actions of man toward man, and prepare the way for a better, a more enlightened race,—a race of men and women who will promote and perfect inventions, art and science, and will not be misled by superstitions and politics.

In regard to investments for colonists who have "credits" with the Credit Foncier, I suggest that as much as 45 per cent. of the cost of any and all public works, electric ways, pneumatic tubes, heats, lights, powers, factories wharves, etc., etc., be reserved at the option of the colonists for investment, they receiving pro rata dividends in the profits. This provides safe and ample places for earnings, a wide range for the exercise of judgment in the choice for investment, and yet would be strictly under the control of our state—The Credit Foncier of Sinaloa.

“ Popular suffrage ” gives us irresponsibility, uncertainty and selfishness.

“ Corporate organization ” promises responsibility, certainty and equity.

“ O may I join the choir invisible
Of those immortal dead, who live again
In minds made better by their presence : live
In pulses stirred to generosity,
In deeds of daring rectitude, in scorn
For miserable aims that end with self ;
In thoughts sublime, that pierce the night like stars,
And with their mild persistence, urge man's search
To vaster issues.”

GEORGE ELIOT.

ALBERT K. OWEN.

ALBERT KIMSEY OWEN was born at Chester, Delaware County, Penn., and in that city and vicinage passed his boyhood, and still calls it his home. His father was Joshua Owen, a Quaker from the Morris River District of New Jersey, a graduate of the Jefferson College of Medicine, a man of marked individuality and culture, a physician of distinction, and the senior surgeon of United States Volunteers. His mother was Harriet Maffit, of Northeast, Maryland—a sister of Samuel Maffit, who was at one time the State Treasurer. His brother, Alfred M. Owen, was a graduate of the Jefferson College of Medicine, a man of attractive social character, an extensive pedestrian and voyager, and a surgeon in the United States Navy, whose life was sacrificed at Pensacola, August, 1883.

“Dr. Owen and his boys” were “household words” in Delaware County, and Alfred and Albert are remembered by the devotion of their father, and for their adventures by water and land. Their mother died while they were infants, and Dr. Owen made the boys his companions, and instructed and amused them in their childhood. They went to school at Avondale, making their home with Mrs. Mary B. Leiper—the mother of General Charles I. Leiper, and the aunt of Dr. Elisha Kane, of Arctic explorations—and later they took a course of higher mathematics with James W. Dale, a noted preacher and scholar, at Media, their county seat.

During the winter of 1861 and 1862 the boys joined their

father, then surgeon of General Hancock's brigade, at Lewinsville, and they had a rare opportunity of seeing the battles and the marches of the Army of the Potomac from that time until after the retreat from Chancellorsville. During the battles of Fredericksburg and Groveton the boys were volunteer aids to General James Barnes, commander of the First Division, Fifth Corps, and were complimented for the services they did. In the summer of 1863 the trio journeyed to New Mexico, Surgeon Owen having been commissioned to take charge of the medical department of that Territory.

St. Joe, Mo., was the westernmost terminus of railroad in those days, and they rode from Fort Leavenworth to Santa Fé in a stage—a night and day trip of two weeks, and in one place two hundred and fifty miles without seeing even a log cabin. At Pawnee Fork they had the advantage of seeing the six nations of Kansas encamped together; at the Cimeron they took dinner with Maxwell, and at Los Pinos stayed over night with Kit Carson. From Fort Craig, Albert volunteered, with eight others, to escort the first stage across the "Jornado del Muerto;" was the guest of Major McClave at Las Cruces; rode with one companion from there—fifty-three miles in eight hours—to El Paso, Mexico, and while there was the guest of Colonel Bowie. In the winter of 1863 the doctor and his sons returned to the States, after having remarkable adventures in the storms on the plains, and on the floating ice-fields in crossing the Mississippi. The boys returned to their studies at Media, and Surgeon Owen to the charge of the medical department of Fortress Monroe, Norfolk, and the Eastern shore of Virginia. In April, 1866, the doctor and his sons sailed in the *Tonawanda* for Liverpool. They visited England, France, Malta, Syria, Egypt, Sicily, Italy, Savoy, Switzerland, and part of Germany. They travelled in out-of-the-way places in search of castles, churches, and ruins;

were fourteen months together, and walked over three thousand miles—five hundred miles of which distance, and three months of which time, were in Palestine. Their stay with, and entertainment by, the Bedouins of the Ard el Houlah were unique. Dr. Owen and his eldest son, in May, 1867, returned to the United States, and Albert remained to make, alone, a pedestrian excursion through England, Scotland, and Ireland—a walk of eight hundred miles. In returning, he sailed from the north of Ireland into the iceberg zone, and via the Straits of Belle Isle and the St. Lawrence. This trip was made for forty-five dollars and five cents, and included two months' time, and embraced the noted places of Great Britain and the (steerage) passage home. Dr. Owen resumed his civil practice. Alfred studied medicine and entered the navy, and Albert, directly after reaching Delaware County, engaged as an axeman and chain-carrier, under Alexander Worrell, on the survey of the Chester Creek Railroad. In 1868, he assisted Hudson D. Shedaker in the regulating and laying out of Chester City and the Fourth Ward of Philadelphia; in 1869 he became partner with Joseph Taylor, surveyor for Delaware County, and a noted mathematician, and who was one of the commissioners appointed to readjust Mason and Dixon's line in 1849; was elected city surveyor for Chester; was re-elected in 1870, but defeated in 1871; and, taking a letter from General E. F. Beale, his townsman, he at once went to Colorado and assisted Mayor George Walcott to locate Clear Creek Cañon Railroad from Golden City to Black Hawk—at that time a unique piece of engineering. In the spring of 1872, Mr. Owen was invited by General W. J. Palmer to join his expedition, as engineer, to Mexico. Governor H. C. Hunt and Mr. Owen journeyed together from Colorado Springs, via Santa Fé, El Paso, Chihuahua, and together with H. R. Holbrook, Maurice Kingsley, and Albert Von Motz, reported

the line since occupied by the Mexican Central Railroad, to Querataro, where they met Generals Palmer and Rosecrans. On these early reconnoissances in Mexico Mr. Owen passed eleven months, rode over five thousand miles, three thousand four hundred miles of which were on horseback. It was in his examination of the Pacific coasts of Jalisco, Sinaloa and Sonora, during this expedition, that he discovered and reported (September, 1873) Topolobampo Bay, which has since become synonymous with the name and life of Albert K. Owen. The history of the Norfolk-Topolobampo Pacific Railroad route fills over a dozen pamphlets, written and published by Mr. Owen. He introduced the project first, May 20, 1873, at the Governors' Convention at Atlanta, Ga., and it was there that Duff Green became his friend—a friendship which lasted until his death. During the spring of 1874, Mr. Owen went to Richmond, Va., and with the assistance of Governor Kemper got the Assembly to pass a charter for the "Southern Settlement Society," which was intended to plant colonies from Norfolk to Topolobampo, but the crisis of 1873 to 1878 prevented. In December, 1874, Hon. William D. Kelley presented to the House, and Hon. John B. Gordon to the Senate of the United States, the *Memorial of A. K. Owen, C.E.*—"The Great Southern Trans-Oceanic and International Air Line—Asia to Europe via Mexico and the United States," which urged that the United States Government should build this, the best possible line across the continent of North America, and should pay for the labor employed and material used with "Treasury money." This remains to-day the best Inter-Oceanic route, and the best system of payments ever presented to our people. From this time until the spring of 1879, Mr. Owen went before the House and Senate Committees and argued for a survey, under the War Department, of his railroad line across Texas and Mexico. General Grant became attracted

to the merits of the route, ordered a survey of the harbor of Topolobampo, had a special board of United States engineers convened to examine Mr. Owen upon the subject, and the report of this board (Majors-General Wright, Warren, and Abbott) was published by order of General Belknap in a sixty-eight-page pamphlet for the information of Congress. The Railroad Committees of the House and Senate, which Mr. Owen argued before, passed his bill unanimously twice; but the great railroad corporations prevented its passage in either House. During the summer of 1876 Mr. Owen was with the Wheeler expedition in the mountain surveys of Colorado.

In the winter of 1873, Mr. Owen, with H. C. Baird, E. M. Davis, George Victor Drury, Dr. William C. Crooks, of Philadelphia, organized the first Greenback club of Pennsylvania, and Mr. Owen was secretary of this club during two years. He has been elected a delegate to every National Convention held by that party, and was an elector on the Peter Cooper ticket. His writings on the questions of the day, in support of an equitable ways and means of payment, upon the suffrage for women, and protective tariff, have been many. He assisted to organize the Sovereigns of Industry, belongs to the Brotherhood of the Union and the Knights of Labor, and is a Mason. Mr. Owen has been several times in Cuba, twice to the capital of Yucatan; has visited California and Canada; and his sojourn with the Mayo, Yaqui, and Opata Indians, his ride alone through the Apache country, his night in the crater of Vesuvius, and his ascent of Popocatepetl, etc., add to make his life one of marked and varied experience. His series of letters, "The West and East"—a synopsis of the efforts made by the Occident to establish commercial intercourse with the Orient, addressed to Presidents Garfield and Gonzales, were published in Spanish and English, and excited considerable comment, as showing the philosophy underlying the move-

ments and counter-movements of nations to be exchange, and not politics.

As a friend of Mexico, Mr. Owen has been prominent since 1873, and he published pamphlets and newspaper articles concerning its people and its resources; at a time our officials were ignorant of, and prejudiced against, both. Ministers Mariscal and Zamacona have repeatedly acknowledged Mr. Owen's services to Mexico and to her people, in those days when it was held as quite in keeping with the destiny of the United States to encourage our border ruffians to violate treaty obligations.

In the spring of 1879 Mr. Owen went to Mexico City with a letter from Minister Zamacona, to lay before President Diaz a ways and means to build the World's Exhibition, then being considered by Mexico. His plan of payments was the Guernsey market-house plan—the only equitable one ever executed by a government. It was during the interviews on this visit that President Diaz and Mr. Romero (Secretary of the Treasury) asked Mr. Owen to prepare plans and to form a company to drain the Valley of Mexico. A part of the history of Mr. Owen's work upon the drainage, and his propositions to build all the railroads of Mexico, are contained in his pamphlets; published by H. C. Baird & Co., Philadelphia, "Texcoco-Huehuetoca Canal," proposed as a basis on which to issue Treasury money, and to inaugurate a national system to multiply and to diversify home industries, and "The Military, Postal, and Commercial Highways of Mexico and the United States, their construction and management, together with miscellaneous letters, interviews, etc., upon the reconstruction of Governments, Cities, and Public Buildings, and the ways and means of payment for the same." The Texcoco-Huehuetoca Canal pamphlet was published in Spanish by the Mexican Cabinet, for the information of Congress.

Mr. Owen formed a syndicate with Major-General Alfred T. A. Torbert at its head, and sailed August 25, 1880, to inaugurate the public works of Mexico, and the "Treasury Money" system of payments; but the cyclone of August 29th tore the City of Vera Cruz to pieces, drowning General Torbert and seventy-four others, and Mr. Owen was twenty-two hours floundering in the seas before being washed upon the coast of Florida. The report of this wreck, written by Mr. Owen, created comment in the commercial centres of both hemispheres. Mr. Owen at once reorganized his syndicate, with Ulysses S. Grant, Jr., at its head; but this delay was fatal, and the Mexican Central and the Franco-Egyptian Bank got concessions from Mexico, and began the United States system for Railroads and National Banks, and the accustomed result we see—private and national bankruptcy. Nothing was now left but to accept the inevitable, and Mr. Owen, with the assistance of Mayor Prince, of Boston, General Butler, General Grant, Wendell Phillips, E. A. Buck, Mr. Romero, and others, organized "The Texas, Topolobampo, and Pacific Railroad and Telegraph Company," went to Mexico, and obtained a concession for 2,000 miles of railroad, and a subsidy of \$16,000,000. Hon. William Windom, early in 1883, became President, and Hon. John H. Rice Treasurer and Secretary of this Company; and Mr. Owen, as chief engineer, went to Sinaloa, and located one hundred miles of the road, from Topolobampo Bay eastwardly. In 1884 Mr. Owen went again to locate the Sinaloa line; and construction commenced in February, 1885. During the past six months Mr. Owen has, in connection with the railroad, suggested a co-operative colony to be located in Sinaloa. This is described in "Integral Co-operation," a two-hundred-page pamphlet, published by the John W. Lovell Co., New York. It is a new departure in laying out, settling, and managing a city; it is eclecticism and equity—a plan novel, quaint, and at-

tractive. There are over fourteen hundred persons already enlisted, and over three hundred thousand dollars in money associated for the carrying out of the enterprise.

“Integral Co-operation” is now being published in Spanish, at the Mexican Capital.

"In my opinion the method prepared for the social organization of the Credit Foncier of Sinaloa is so truly a discovery in social science that its results in the happiness and life of society is destined to be as important in all matters of social progress as the discovery of the application of steam has been in all matters of industry."—*Edward Howland.*

"I should like to be present at that birth of a new city, destined, I believe, to play such an important part in the future destiny of this country and of the world. For if Integral Co-operation proves the success we anticipate may it not be the example that will be adopted by this country, when that Revolution comes we are so rapidly nearing. That it will be some form of Socialism is certain; that it will be all the Socialists, the radical Socialists desire, I doubt, or would even deem desirable. It will be many years before the culture of the whole people reaches the standard that will make the perfect equality they seek possible. The plan of the Credit Foncier of Sinaloa aims at such perfect justice, giving to labor what it is justly entitled to, while, at the same time, holding out rewards to satisfy the most able and industrious, practicing interdependence, while, at the same time, granting more independence than ninety-nine hundredths of the people now enjoy, that it seems as if it must be the happy medium the extreme Socialists and extreme advocates of the present 'Liberty' will finally compromise upon."—*John W. Lovell.*

"The project (The Credit Foncier of Sinaloa) is a good one and grows upon one as does Niagara or the majestic outlines of a great mountain range or peak the more one contemplates it. I have long been in not only full sympathy, but longing for the consummation of such enterprise. The details have already been successfully worked out in various industries. What shall prevent their being carried out in combination? But the world has yet to be educated up to a proper appreciation, not only of the grandeur, but of the simplicity and ease with which 'The Credit Foncier of Sinaloa' can become an accomplished fact—a realization."—*H. J. Curtice*, Editor, *Miner and Mechanic*.

"I feel confident of the success of Albert K. Owen, not only in his own grand design—The Credit Foncier of Sinaloa—but, that with Godin and others, he will practically demonstrate the 'Grand principle' of co-operation; and thus bless mankind with, what has never yet been known on the earth, a true civilization, or even an approach to it: for the principle of competition, like the 'moss traversing spunkies' of Burns, instead of leading men to homes and

civilization and 'happy fireside chimes for weens and wife,' has led them through poverty, ignorance and vice, war, carnage and destruction—and, whether by force or fraud, tyrants or politicians; so-called statesmen, or tricksters, manipulators and vote mongers—into that vast quagmire of suffocation and death where swelter all the so-called civilizations of the past; and whither all those of the present—with our own, pell mell—are hasting to be engulfed."—*John A. Thomson.*

"Thomas Carlyle wrote forty years ago: '*The accurate final rights of man lie in the far deeps of the Ideal.*'"

It looks as if Albert Owen had been able to take soundings 'in the far deeps'—struck bottom—and given bearings to the public by 'Integral Co-operation.'

I believe that in our Pacific Colony 'the accurate final rights of man' will be obtained;—or in other words where 'the Ideal weds itself to the possible.'"—*Edward B. Cady.*

"I have read the book carefully and think the proposed 'Pacific Colony' one of the grandest ideas of the age, and which, if successful, will solve the 'social problems' now assuming such importance in our so-called civilization.

If Mr. Owen's plan receives the support it deserves I have faith to believe that upon the far distant shores of the Pacific, will be established the gem of a newer and better civilization in which *Equity* and not Greed shall influence human motives; and where Co-operation will enable mankind to achieve results, that under our present monopolistic systems are impossible."—*W. N. Hedges.*

"Having carefully and earnestly studied Integral Co-operation in all its many bearings—which perhaps want of time has prevented your doing—I wish to express the opinion that this proposition of Mr. Owen to organize and establish a Co-operative Colony in Mexico, or this country, is the most vitally important step of modern times, looking to the advancement and well-being of humanity. The principles involved are vital and unquestionably of the utmost moment to millions living and yet to be born. Doubtful if any person living has studied these questions with such assiduous care, or comprehends them better, if as well, as does the industrious, generous-spirited author and promoter of this movement. If intellectual and executive ability fully developed by exhaustive study of basic societary laws, and wide practical experience is a reasonable guarantee of final success, then surely Mr. Owen may look forward confidently for the full fruition of his most ardent hopes."—*E. O. Ball.*

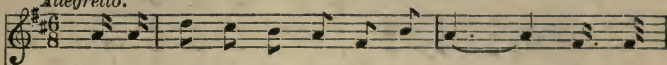
I DREAM OF A CITY

I DREAM OF A CITY

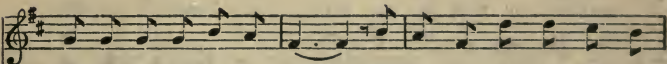
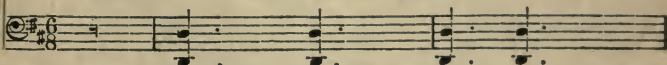
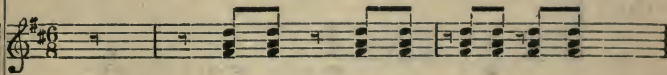
"I DREAM OF A CITY."

Words and Music by C. M. STANLEY.

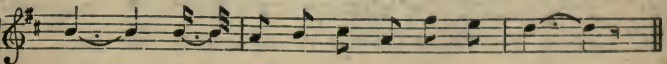
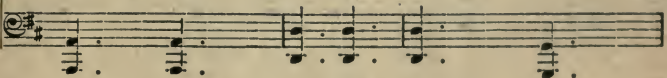
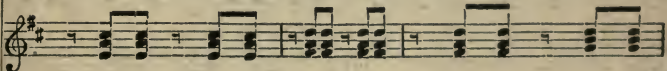
Allegretto.



1. In a beau - ti - ful land, as I dream, Is a
2. From dreamland, O ci - ty, a - rise. For
3. The no - blest of cit - ies we'll build In the
4. Be - hold the grand work is be - fore us, Come with



pal-ace and ci - ty all new. Pro-phet - ic - al vis - ion!—I
 shadows the substance must be, And he who has faith and who
 sun - set land of the west, As our sis - ters and brothers have
 us who wish to be free, We'll join our glad voi - ces in



deem This mys - tic - al ci - ty most true....
 tries.... This beau - ti - ful ci - ty will see.....
 willed, For the wea - ry a ha - ven of rest.....
 cho - rus, And build our sweet homes by the sea.....



CHORUS.

Soprano.

Alto.

Home of the free, home of the free, This

Tenor.

Bass.

PIANO.

beau-ti-ful land by the sea,

Home of the free,

home of the free. In this beau-ti-ful land by the sea.

THE CO-OPERATIVE COMMONWEALTH

IN ITS OUTLINES,

AN EXPOSITION OF MODERN SOCIALISM

By LAURENCE GRONLUND

The Co-operative Commonwealth is a neat, handy volume of 278 pages, which ought to be read and studied by every person who wants to be posted on what is thought of and going on in the world. It does what no other book does: it presents to the reader in a concise, logical, and readable form, *all* the principal propositions of Modern Socialism,—FROM THE STANDPOINT OF A SOCIALIST.

Laurence Gronlund—the fairest-minded of all our modern Socialists.—WM. H. MALLOCK, in *The Fortnightly Review*, October, 1887.

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